



County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

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Fifth District

October 9, 2012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

12 October 9, 2012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**FORTY-YEAR GROUND LEASE AND JOINT USE AGREEMENT
WITH HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT
FOR A PASSIVE PARK AT 14517 ORANGE GROVE AVENUE,
HACIENDA HEIGHTS
(FOURTH DISTRICT) (3 VOTES)**

SUBJECT

This recommendation is to enter into a 40-year Ground Lease and Joint Use Agreement with Hacienda La Puente Unified School District.

IT IS RECOMMENDED THAT THE BOARD:

1. Consider the Mitigated Negative Declaration for the Hacienda Heights Orange Grove Park Project, to be located on an approximately five-acre site owned by the Hacienda La Puente School District at 14517 Orange Grove Avenue within the unincorporated community of Hacienda Heights in Los Angeles County, together with any comments received during the public review process, find that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board, adopt the mitigation monitoring program, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, and adopt the Mitigated Negative Declaration.

"To Enrich Lives Through Effective And Caring Service"

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Intra-County Correspondence Sent Electronically Only**

2. Find that the proposed project has no effect on fish and wildlife and authorize the Chief Executive Officer to complete and file a Certificate of Fee Exemption for the project with the County Clerk.
3. Approve a 40-year Ground Lease and Joint Use Agreement with Hacienda La Puente Unified School District and direct the Chief Executive Office to deliver the Lease to the School District.
4. Authorize and instruct the Chairman to execute the Ground Lease and Joint Use Agreement.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommendation of the proposed action herein is for the Board to approve entering into a 40-year Ground Lease and Joint Use Agreement (Lease/Agreement) with the Hacienda La Puente Unified School District (School District) and the County of Los Angeles (County) for community recreation at a parcel of land owned by the School District at 14517 Orange Grove Avenue, Hacienda Heights.

The proposed approximately five-acre site is an undeveloped parcel adjacent to and west of Orange Grove Elementary School that has not been used by the School District; and the School District's governing body has determined it will not be needed for any purpose in the foreseeable future. The Lease/Agreement will give the County the authority to develop and operate the aforementioned land owned by the School District for the proposed construction and operation of Orange Grove Park. The County has determined this as an appropriate project to meet the recreational needs of the surrounding neighborhoods of the Hacienda Heights community. Once completed, the passive park will be managed by the Department of Parks and Recreation (Parks) and feature a jogging path with play areas, exercise stations, restrooms, shade structure, and a parking lot for up to 15 parking spaces.

The contract for architectural services for the construction of Orange Grove Park was awarded to Katherine Spitz Associates who has completed a community approved park design.

The recommendation herein would be to execute and approve to enter into a Lease/Agreement with the School District, allowing the County to proceed with the project for development of the property. The County has an option to extend the term of the lease by an additional 39 years.

In addition, the California Environmental Quality Act (CEQA) requires that the Board take action on environmental documents for the proposed project. As lead Agency, CEQA requires that the Board consider the Mitigated Negative Declaration (MND) (Attachment B) and find that appropriate changes or alterations have been required in, or incorporated into the project design, which avoid or substantially lessen any potentially significant environmental effects from the project. With incorporation of the mitigation measures identified in the MND, no significant impact on the environment has been identified.

The greater Hacienda Heights community will benefit from the creation of the proposed park which will provide recreational amenities to the local community.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan Goal of Operational Effectiveness (Goal 1) directs that we maximize the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public service, and the Goal of Integrated Services (Goal 3) requires that we maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services to the County's diverse communities. The proposed Lease/Agreement will enable the construction of the recreation center serving the community and the School District.

FISCAL IMPACT/FINANCING

The County will incur the costs related to the development of the property and the construction of the passive park. Preliminary estimates indicate a total cost of approximately \$4.029 million dollars to construct the park including related site work. In exchange for the County incurring these costs and for allowing joint use of the property, the School District agrees to provide the 40-year Lease/Agreement to the County without payment of any additional rent. The County may extend the term of the Lease/Agreement for one extension of up to an additional 39 years, but the School District may elect to charge an annual rental rate for such extension, which will be negotiable, based upon the fair market value of the property, exclusive of improvements.

The actual construction costs of the improvements will be determined upon development of construction documents and bidding the project. The Community Development Commission (CDC) will present the results of the bidding process for the Board's consideration, prior to the award of the construction contract.

14517 ORANGE GROVE AVENUE, HACIENCA HEIGHTS	GROUND LEASE AGREEMENT
Term (years)	40 years
Option to Extend	Option for one extension for up to 39 years
Annual Rent	Construction of improvements/joint use. Option at a negotiable rate.
Utilities, Repair & Maintenance	Paid by the County
Cancellation Right	Anytime upon 180 days notice, and the transfer of the improvements to the District via a quitclaim deed

Funding for this project will be provided from the Fourth District, Puente Hills Landfill-Community Benefit and Environmental Trust Funds, and Fourth District Capital Project Funds.

Operating Budget Impact

Following completion of the project, Parks will maintain and operate the Passive Park. As such, Parks anticipates ongoing operating costs of approximately \$41,000 for utilities, grounds and landscape maintenance, and trash service. Parks will work with the Chief Executive Office (CEO) to confirm the appropriate level of funding, and request the ongoing funds in the appropriate fiscal year of the Department's New Facilities request that coincides with the year of project completion.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Lease/Agreement will allow the County to approve the project and develop the property subject to the findings of the CEQA environmental investigative review.

The proposed Lease/Agreement contains the following provisions:

- A base term of 40 years, with an option for an additional term up to 39 years.
- All improvements will be owned by the County until the expiration or termination of the Lease/Agreement. Upon termination of the Lease/Agreement, whether at the end of the base term or at the end of any option period, if exercised, all improvements will revert to the School District and the County will execute a quitclaim deed to effectuate this transfer, unless the School District requests that County demolish the improvements.
- The terms, conditions, and rental rate, if any, for the extended period are subject to negotiations between the County and the School District.

- The Lease/Agreement details the terms of the shared use and allocation of operating costs.

The School District governing body, at its meeting on March 31, 2011, approved the Lease/Agreement for development of the park project.

This Lease/Agreement is authorized by Section 10900, et seq. of the California Education Code.

County Counsel has approved the Lease/Agreement as to form.

ENVIRONMENTAL DOCUMENTATION

An initial study was prepared for this project in compliance with CEQA. The initial study identified potentially significant effects of the project, but prior to the release of the proposed mitigated negative declaration and initial study for public review, revisions in the project were made or agreed to which would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The initial study and project revisions showed that there is no substantial evidence, in light of the whole record before the County, that the project as revised may have a significant effect on the environment. Based on the initial study and project revisions, a MND was prepared for this project.

The MND was circulated for public review as required by Public Resources Code, and no public comments were received.

Upon Board adoption of the MND, including the mitigation measures required, a filing of a Notice of Determination with the County Clerk will be completed to satisfy CEQA requirements.

The environmental review record for this project is available for public review during regular business hours at the Executive Office of the Board of Supervisors located at 500 West Temple Street, Room 383, Los Angeles, CA.

Upon the Board's adoption of the MND and finding that the project has no effect on fish and wildlife, CEO will file a certificate of fee exemption with the County Clerk, in accordance with Section 711.4 of the California Fish and Game Code.

The Honorable Board of Supervisors
October 9, 2012
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CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return three adopted, stamped Board letters and three certified copies of the Minute Order and the executed Ground Lease and Joint Use Agreement to the CEO, Real Estate Division, 222 South Hill Street, 4th Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:CMM
CEM:NCH:ls

Attachments

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller
Community Development Commission
Parks and Recreation

BL 14517OrangeGrove-HaciendaLaPuente-Parks

**DEPARTMENT OF PARKS AND RECREATION
PROPOSED NEW PASSIVE PARK
14517 ORANGE GROVE AVENUE, HACIENDA HEIGHTS**

Asset Management Principles Compliance Form¹

1.	Occupancy		Yes	No	N/A
	A	Does lease consolidate administrative functions? ²			X
	B	Does lease co-locate with other functions to better serve clients? ²			X
	C	Does this lease centralize business support functions? ²			X
	D	Does this lease meet the guideline of 200 sq. ft. of space per person? ²			X
2.	Capital				
	A	Is it a substantial net County cost (NCC) program? 100%	X		
	B	Is this a long term County program?	X		
	C	If yes to 2 A or B; is it a capital lease or an operating lease with an option to buy? The project is a joint effort between the County and Hacienda La Puente Unified School District to better serve the community.			
	D	If no, are there any suitable County-owned facilities available?		X	
	E	If yes, why is lease being recommended over occupancy in County-owned space?			X
	F	Is Building Description Report attached as Attachment B?		X	
	G	Was build-to-suit or capital project considered?	X		
3.	Portfolio Management				
	A	Did department utilize CEO Space Request Evaluation (SRE)?			X
	B	Was the space need justified?			X
	C	If a renewal lease, was co-location with other County departments considered?			X
	D	Why was this program not co-located?			
		1. ___ The program clientele requires a "stand alone" parking area.			
		2. ___ No suitable County occupied properties in project area.			
		3. <u>X</u> No County-owned facilities available for the project.			
		4. ___ Could not get City clearance or approval.			
		5. ___ The Program is being co-located.			
	E	Is lease a full service lease? ² County pays for construction, repairs, maintenance and utility costs associated with the use of the park.		X	
	F	Has growth projection been considered in space request?			X
	G	Has the Dept. of Public Works completed seismic review/approval?			X
		¹ As approved by the Board of Supervisors 11/17/98			
		² If not, why not?			

MITIGATED NEGATIVE DECLARATION

Web-Viewable Link:

[Mitigated Negative Declaration – Orange Grove 183792.pdf](#)

77849

HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

COUNTY OF LOS ANGELES

**14517 ORANGE GROVE AVENUE
HACIENDA HEIGHTS, CALIFORNIA**

October 9, 2012

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GROUND LEASE AND JOINT USE AGREEMENT

(Hacienda La Puente School District/County of Los Angeles)
14517 Orange Grove Avenue in Hacienda Heights, California

THIS GROUND LEASE AND JOINT USE AGREEMENT ("**Ground Lease/Use Agreement**") is effective as of October 9, 2012 ("**Effective Date**") by and between the HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT, a school district organized and existing under the laws of the State of California ("**District**"), and the COUNTY OF LOS ANGELES, a body corporate and politic ("**County**").

RECITALS

A. District is the owner of certain real property, consisting of approximately five (5) acres located at 14517 Orange Grove Avenue in Hacienda Heights, California, legally described on **Lease Exhibit A**, attached hereto and made a part hereof by this reference (the "**Property**").

B. The District's Governing Board has determined that the open space located west of Orange Grove Middle School ("**School Site**") is surplus property and will not be needed in the foreseeable future.

C. County seeks property for construction of a passive park to be used jointly by County and District for the provision of recreation and community services and District is willing to lease the Property for such purposes. Pursuant to Education Code Section 17499 ("Naylor Act"), District is leasing the Property to County as part of its compliance with the Naylor Act for park and recreation use.

D. Sections 10900, *et seq.*, of the California Education Code authorize and empower District and County to cooperate with one another for the purpose of organizing, promoting and conducting programs of community recreation which will contribute to the attainment of general educational and recreational objectives for children and adults of this State and to acquire, construct, improve, maintain and operate recreational facilities.

E. Section 10910 of the California Education Code authorizes the District to use its buildings, grounds and equipment or to grant the use of its buildings, grounds or equipment to any other public authority for community recreational purposes.

F. District desires to lease the Property to County and County desires to lease the Property from District for the purpose of developing a passive park on the Property for joint use by the parties in accordance with the terms set forth in this Ground Lease/Use Agreement.

NOW THEREFORE, in consideration of the covenants hereinafter contained, District and County agree as follows:

ARTICLE 1
LEASE

1.1 District hereby leases the Property to County and County hereby leases the Property from District on the terms and conditions set forth herein.

ARTICLE 2
BASIC PROVISIONS

2.1 **Basic Provisions**. For the convenience of the parties, certain basic provisions of this Ground Lease/Use Agreement are set forth herein, which provisions are subject to the remaining terms and conditions of this Ground Lease/Use Agreement and are to be interpreted in light of such remaining terms and conditions.

2.1.1 Address of the Property: 14517 Orange Grove Avenue
Hacienda Heights, California

2.1.2 Rent: Rent for the initial term is waived as consideration for County's improvement of the Property and District's use of portions of the Property.

2.1.3 (a) Term Commencement Date: Effective Date

(b) Term Expiration Date: Forty (40) years after Term
Commencement Date

(c) Option to Extend: County may request an option to extend
(totaling no more than 39 years) pursuant to Section 15.1

2.1.4 Permitted Use: Development and construction of improvements and any lawful use mutually agreed upon by District and County, including community recreation programs and activities, educational programs and other associated uses.

2.1.5 Address for Notices:

District:

Hacienda La Puente Unified School District
15959 East Gale Avenue
Industry, California 91745
Attention: Superintendent

County:

Chief Executive Office
County of Los Angeles
222 South Hill Street
Los Angeles, California 90012

Attn: Director of Real Estate
Email: cmontana@ceo.lacounty.gov

Fourth Supervisorial District
County of Los Angeles
1199 South Fairway Drive, Suite 111
Rowland Heights, California 91789
Attn: Dick Simmons
Email: dsimmons@bos.lacounty.gov

Department of Parks and Recreation
433 South Vermont Avenue
Los Angeles, California 90020
Attn: Russ Guiney, Director
Email: rguiney@parks.lacounty.gov

2.2 Exhibits. The following exhibits are attached hereto and incorporated herein by this reference:

Lease Exhibit A - Legal Description of Property
Lease Exhibit B - Initial Improvement Plan
Lease Exhibit C - (Form) Notice of Non-Responsibility
Lease Exhibit D - Sewer Covenant

ARTICLE 3 **TERM**

3.1 Commencement. The term of this Ground Lease/Use Agreement shall commence on the Effective Date, which shall be the date upon which the last of the parties has approved the Lease ("**Term Commencement Date**").

3.2 Term. The initial term of this Ground Lease/Use Agreement shall be that forty (40) year period beginning from the Term Commencement Date and ending forty (40) years after the Term Commencement Date ("**Term Expiration Date**"), unless sooner terminated as hereinafter provided. County shall have the option to request an extension of the term for an additional period totaling not more than thirty-nine (39) years, subject to terms in Article 15 below.

ARTICLE 4 **RENT**

4.1 Waiver. Annual rent payments are waived for the initial term of this Ground Lease/Use Agreement as consideration for County's improvement of the Property and District's shared use of portions of the Property.

ARTICLE 5

USE

5.1 Construction and Joint Use.

5.1.1 County Use. County shall use the Property for construction and operation of a passive park for the provision of recreational and community services and associated uses.

5.1.2 Joint Use. The District shall be entitled to joint use of the Property during the Term consistent with the County's use of the Property as a passive park. The District shall reserve its use of the Property through the County's Department of Parks and Recreation. The District shall provide the Department of Parks and Recreation with reasonable notice of its use requests. The Department of Parks and Recreation may place reasonable conditions and/or restrictions upon the District's use of the Property in order to ensure fair and equitable use of the Property by the community and the District. The parties shall work together in good faith to schedule use of the Property in a fair and equitable manner.

5.2 Compliance with Law. County shall, at County's sole cost and expense, comply with all statutes, ordinances and regulations of all governmental entities. If any license, permit or other governmental authorization is required for the lawful use or occupancy of the Property or any portion of the Property, County shall procure and maintain it, at County's sole cost and expense, throughout the term of this Ground Lease/Use Agreement.

ARTICLE 6

UTILITIES

6.1 Utilities. At all times during the term of this Ground Lease/Use Agreement, County shall pay the expenses of all utility services supplied to the Property or Improvements, including but not limited to all electricity, gas, water and sewer utilities, together with any taxes thereon.

6.2 Sewer Covenant. District agrees to execute, concurrently herewith, the Sewer Covenant attached hereto as **Exhibit D** and incorporated herein by this reference, which is related to the proposed sewer line that will cross from the Property onto adjacent property also owned by the District.

ARTICLE 7

DISCRETIONARY PERMITS

7.1 Applications. During the term of this Ground Lease/Use Agreement, District will, promptly upon County's request, sign (as owner of the Property) and acknowledge any application to any governmental entity having jurisdiction over the Property for any of the discretionary permits necessary for construction of the Improvements, provided that District incurs no cost (other than the administrative and consulting cost necessary for review). No such signing by District will be deemed to be District's acceptance of, or commitment to satisfy, any condition (i) in or precedent to a discretionary permit or (ii) adversely affecting District's interest in the Property.

ARTICLE 8 **EASEMENTS**

8.1 Utility Easements. District will execute (as owner of the Property), acknowledge and deliver to County for recording, any grant of easement (i) over, upon, across or under the Property or any portion thereof, (ii) in favor of any governmental subdivision or any gas, electric or similar company and (iii) for the purpose of (a) widening any street, (b) transmitting potable water, storm water, sewage, gas, electricity or (c) providing to the Property and the persons using and enjoying the Property such materials and services as are, from time to time customarily understood to be "utilities."

ARTICLE 9 **IMPROVEMENTS**

9.1 Construction. County shall construct improvements on the Property and the School Site (to the extent described in Section 9.10) ("**Improvements**") in accordance with its improvement plans, any revisions and additional improvement plans (collectively, "**Improvement Plans**") at County's sole cost and expense, including the expense of design, permitting and construction. County shall obtain and provide to District a certificate of substantial completion from the architect upon completion of the Improvements.

9.2 District's Approval. Any revisions and any additional Improvement Plans shall be subject to District's approval, which shall not be unreasonably withheld or delayed. The County's "Improvement Plans" shall consist of the Construction Documents for the Improvements contemplated to be built at that time and an estimated construction schedule for construction of those Improvements. The Improvement Plans shall be incorporated into this Ground Lease/Use Agreement as an addenda.

9.3 Initial and Additional Improvements. The County and District shall have agreed in writing upon the initial Improvements to be constructed by County, which list of agreed upon initial Improvements is incorporated into this Ground Lease/Use Agreement as **Lease Exhibit B**. Should County decide to construct additional Improvements after the initial Improvements, such additional Improvements shall be agreed to in writing between the District and County; the additional Improvement Plans shall be subject to District's approval, which shall not be unreasonably withheld or delayed; and said Improvement Plans shall be incorporated into this Ground Lease/Use Agreement as an addenda.

9.4 Commencement of Construction. Construction for the Improvements shall commence in accordance with the construction schedule approved with the Improvement Plans ("**Commencement of Construction**"). The County shall not commence construction until it demonstrates to the District that sufficient funding is or will be available for completion of the Improvement Plans by providing copies of the Board of Supervisor's authorization of the funding.

9.5 Compliance with Laws. The Improvements shall be constructed and all work on the Property and the School Site (to the extent described in Section 9.10) shall be performed in accordance with all valid laws, ordinances and regulations of all federal, state, county, or local

governmental agencies having jurisdiction over the Property, including but not limited to the Americans with Disabilities Act of 1990 ("**ADA**") and the regulations promulgated thereunder, as amended from time to time (but excluding the California Education Code requirements and standards for school facilities for Improvements to the Property). All Improvements on the School Site shall comply with applicable requirements of the California Education Code and standards for school facilities. All work performed on the Property and the School Site under this Ground Lease/Use Agreement shall be done in a good and workmanlike manner.

9.6 Mechanics Liens. At all times during the term of this Ground Lease/Use Agreement, County shall keep the Property and the School Site and all Improvements now or hereafter located on the Property and the School Site free and clear of all liens and claims of liens for labor, services, materials, supplies, or equipment performed on or furnished to the Property.

9.7 Ownership. Subject to the limitations of Section 9.10, during the term of this Ground Lease/Use Agreement, title to the Improvements shall be vested in County. Upon expiration or earlier termination of this Ground Lease/Use Agreement, the Improvements shall, without compensation to County, become District's property in accordance with Section 9.8 and the Cancellation provisions of Article 19, below.

9.8 Surrender. County shall surrender the Improvements at the expiration of the term or earlier termination of this Ground Lease/Use Agreement, free and clear of all liens and encumbrances, other than those, if any, consented to by District. County agrees to execute, acknowledge and deliver to District, at District's request, a quitclaim of all of the County's right, title and interest in and to the Improvements and the Property.

9.9 Demolition. District may require County to demolish certain specified and identifiable Improvements at the end of the term. If, no later than one hundred eighty (180) days prior to the expiration of the term or earlier termination of this Ground Lease/Use Agreement, District delivers to County a written request that certain specified and identifiable Improvements be demolished, then County will, at its sole cost, within a reasonable time after such delivery and pursuant to lawful government permits, demolish such Improvements (including in such demolition removal of debris and rough grading of the portion(s) of the Property affected by such demolition).

9.10 Access to School Site; Ownership of School Site Improvements. Should the Improvement Plans approved by the parties include improvements to the adjacent School Site necessitated by the construction of the passive park on the Property, including, but not limited to, parking improvements, utility connections, and security fencing and gating ("**School Site Improvements**"), the District hereby grants County and its contractors the right to enter upon the School Site for the purpose of constructing such improvements. All access to and construction on the School Site shall comply with applicable requirements of the California Education Code. County shall coordinate with the school site administrator or designee before any entry onto the School Site by County's employees, agents, or contractors. County shall use good faith efforts to construct the School Site Improvements in a manner which minimizes adverse effects to the operation of the school or classroom activities. Upon the County's delivery of a certificate of substantial completion from the architect following completion of the School Site Improvements,

District shall assume ownership of said improvements and be solely responsible for their operation, maintenance and repair. The indemnification and insurance provisions of Article 11 shall apply with respect to County's construction of the School Site Improvements and District's use and ownership of said improvements.

9.11 Notice of Non-Responsibility. At least thirty days prior to commencement of construction of any Improvement, County shall request from the District a completed Notice of Non-Responsibility pursuant to California Civil Code section 3094 (and any successor statute) in a form substantially similar to the form "Notice of Non-Responsibility" attached hereto as **Lease Exhibit C** and by this reference made a part hereof, and County shall cause said Notice to be recorded and posted on the Premises and/or School Site as applicable.

ARTICLE 10

MAINTENANCE, REPAIR, DAMAGE AND DESTRUCTION

10.1 Maintenance. At all times during the term of this Ground Lease/Use Agreement and for any extended term, County shall, at County's sole cost and expense, keep and maintain the Property and the Improvements in good order and repair, and in a safe and clean condition. Upon the expiration or earlier termination of the term, County shall surrender the Property and the Improvements in good order and condition to the District, ordinary wear and tear excepted. District shall have no obligation to alter, remodel, improve or repair the Property or the Improvements.

10.2 Repair. At all times during the term of this Ground Lease/Use Agreement and for any extended term, County shall, at County's own cost and expense, do all of the following:

10.2.1 Make all alterations, additions or repairs to the Property or the Improvements required by any valid law, ordinance, statute or regulation now or hereafter issued by any federal, state, county, local or other governmental agency, including but not limited to the ADA, and the regulations promulgated thereunder, as amended from time to time (but excluding the California Education Code requirements and standards for school facilities);

10.2.2 Observe and comply with all valid laws, ordinances, statutes, orders and regulations now or hereafter made respecting the Property or the Improvements by any federal, state, county, local or other governmental agency; and

10.2.3 Indemnify and hold District free and harmless from any and all liability, loss, damages, fines, penalties, claims, and actions resulting from County's failure to comply with and perform the requirements of this section.

10.3 Damage or Destruction. In the event of damage to or destruction of all or any portion of the Improvements on the Property, County shall within a reasonable time commence and proceed diligently to repair, reconstruct and restore (collectively, "**restore**") the Improvements to substantially the same condition as they were in immediately prior to the casualty, whether or not insurance proceeds are sufficient to cover the actual cost of restoration. County shall be responsible for all insurance deductibles attributable to the Improvements and for all costs of restoration of the Improvements in excess of insurance proceeds for the

Improvements. This Ground Lease/Use Agreement shall continue in full force and effect notwithstanding such damage or destruction; provided, however, that the County may, at its option, demolish the Improvements consistent with Section 9.9 and terminate the Ground Lease/Use Agreement.

ARTICLE 11

INDEMNIFICATION AND INSURANCE

During the term of this Agreement or as otherwise specified herein, the following indemnification and insurance requirements shall be in effect. Either party, at its sole option, may elect to use a program of self-insurance, commercial insurance, or any combination thereof, to satisfy its insurance requirements herein.

11.1 Indemnification.

11.1.1 County's Indemnification. County shall indemnify, defend and hold harmless District, its Board of Trustees, each member of the Board, its officers, employees, agents and volunteers from and against any and all liability, including but not limited to demands, claims, actions, fees, costs, and expenses (including attorney and expert witness fees), arising from or connected with County's construction, repair, maintenance and other acts and/or omissions arising from and/or relating to County's use of the Property during the term of this Ground Lease/Use Agreement and any extensions thereof.

11.1.2 District's Indemnification. District shall indemnify, defend and hold harmless County, its elected officials, officers, employees, agents and volunteers, from and against any and all liability, including but not limited to demands, claims, actions, fees, costs, and expenses (including attorney and expert witness fees), arising from or connected with District's use and ownership of the Property.

11.2 General Insurance – County Requirements. Without limiting County's indemnification of District and at its own expense, County shall provide and maintain the following programs of insurance.

11.2.1 General Liability insurance (providing scope of coverage equivalent to ISO policy form CG 00 01) with limits of not less than the following:

General Aggregate:	\$4 million
Each Occurrence:	\$2 million

Such insurance shall name the Hacienda La Puente Unified School District, the Board of Trustees and each member of the Board, its officers, employees, agents and volunteers as additional insureds.

11.2.2 Workers Compensation and Employers' Liability insurance satisfying statutory requirements, which includes Employers' Liability coverage with limits of not less than \$1 million per accident.

11.2.3 Property insurance covering damage to County constructed improvements from perils covered by the Causes-of-Loss Special Form (ISO form CP 10 30), written for the full replacement cost of the Property, and including a Waiver of Subrogation in favor of District.

11.2.4 County Contractors. Throughout the period of any construction, County shall require its Contractors to provide and maintain, or County shall provide and maintain, types and limits of insurance coverage appropriate to the project, at no cost to the District. All Contractor insurance shall be primary to and not contributing with any other insurance or self-insurance programs maintained by the County or the District. The County and District also shall be named as additional insureds under all Contractor general liability coverage.

11.3 General Insurance - District Requirements. Without limiting District's indemnification of County and at its own expense, District shall provide and maintain the following programs of insurance.

11.3.1 General Liability insurance (providing scope of coverage equivalent to ISO policy form CG 00 01) with limits of not less than the following:

General Aggregate:	\$4 million
Each Occurrence:	\$2 million

Such insurance shall name the County, its officers, employees, agents and volunteers as additional insureds.

11.3.2 Workers Compensation and Employers' Liability insurance or qualified self-insurance satisfying statutory requirements, which includes Employers' Liability coverage with limits of not less than \$1 million per accident.

11.4 Review of Insurance Requirements. The types and limits of coverage required under this Agreement may be reviewed annually by the District and the County. Coverage types and limits shall reflect the prevailing practice in the Los Angeles metropolitan area for insuring similar property and casualty risks, and be subject to the mutual agreement of the parties.

ARTICLE 12 **ASSIGNMENT AND SUBLEASING**

12.1 Subleasing. County shall have the right to sublease all or any portion of any Improvements on the Property at all times during the term of this Ground Lease/Use Agreement under the following conditions:

12.1.1 Any sublease shall not conflict with the District's uses as set forth in Section 5.1.2, above, except as otherwise agreed to by the District;

12.1.2 The specific use of the subleased space shall be consistent with the County's permitted uses of the Property as set forth in Section 5.1, above. All other uses must have the prior written approval of the District, which approval shall not be unreasonably withheld or delayed;

12.1.3 The term of any sublease shall not extend beyond the term of this Ground Lease/Use Agreement and any extended term;

12.1.4 Any and all subleases shall be expressly made subject to all of the terms, covenants, and conditions of this Ground Lease/Use Agreement;

12.1.5 Unless the parties agree otherwise, any rent charged by the County for the subleasing of any portion of the Property in excess of \$5,000 per month shall be divided, net of subtenant's proportional share of reasonable operating costs, between the County and the District in proportion to the fair market rental value of the Improvements and the land subleased, as determined by an independent third party appraisal obtained by County at its expense, with that portion of the rent attributable to the Improvements being allocated to the County and that portion of the rent attributable to the land being allocated to the District; however, nothing herein shall require the County to sublease the Property or any portion thereof for the fair market rental value of said sublease if said sublease is entered into pursuant to Government Code section 26227;

12.1.6 County shall provide a copy of each sublease to District immediately upon full execution.

12.2 **Licenses/Permits.** Notwithstanding Section 12.1, the County shall be entitled to issue licenses and/or permits for the temporary use of the Improvements and the Property by community groups, organizations and members of the public, and to charge or waive fees for the use thereof, without the approval of the District.

ARTICLE 13

DEFAULT AND REMEDIES

13.1 **District's Default.** District shall not be in default of any of its obligations under this Ground Lease/Use Agreement unless District fails to perform such obligations within a reasonable time, but in no event less than thirty (30) days after written notice by County to District specifying wherein District has failed to perform such obligations; provided however, that if the nature of District's default is such that more than thirty (30) days are required for its cure, District shall not be in default if District commences such cure within such thirty (30) day period and thereafter diligently prosecutes the same to completion.

13.2 **County's Remedies.** In the event of any default by District as described in Section 13.1 above, subject to all applicable laws that may restrict remedies against a school district, including, but not limited to, restrictions within the California Education Code, County's remedies under this Ground Lease/Use Agreement are to pursue District for specific performance and/or actual damages, resulting from District's default. County shall have no rights as a result of any default by District until County gives thirty (30) days notice to District, specifying the nature of the default. District shall then have the right to cure such default, and District shall not be deemed in default if District cures such default within thirty (30) days after receipt of notice of the default, or within such longer period of time as may reasonably be necessary to cure the default, provided that District commences cure within such thirty (30) days and thereafter diligently prosecutes the same to completion.

13.3 County's Default. County shall not be in default of any of its obligations under this Ground Lease/Use Agreement unless County fails to perform such obligations within a reasonable time, but in no event less than thirty (30) days after written notice by District to County specifying wherein County has failed to perform such obligations; provided however, that if the nature of County's default is such that more than thirty (30) days are required for its cure, County shall not be in default if County commences such cure within such thirty (30) day period and thereafter diligently prosecutes the same to completion.

13.4 District Remedies. In the event of any default by County as described in Section 13.3 above, subject to all applicable laws that may restrict remedies against a county, including, but not limited to, restrictions within the California Government Code, District's remedies under this Ground Lease/Use Agreement are to pursue County for specific performance and/or actual damages resulting from County's default. District shall have no rights as a result of any default by County until District gives thirty (30) days notice to County, specifying the nature of the default. County shall then have the right to cure such default, and County shall not be deemed in default if County cures such default within thirty (30) days after receipt of notice of the default, or within such longer period of time as may reasonably be necessary to cure the default, provided that County commences cure within such thirty (30) days and thereafter diligently prosecutes the same to completion.

ARTICLE 14 **HAZARDOUS MATERIALS**

14.1 Compliance. During the term of this Ground Lease/Use Agreement, County, at its sole cost, shall comply with all laws, statutes, ordinances, codes, regulations, and orders relating to the receiving, handling, use, storage, transportation, discharge, release, and disposal of Hazardous Material (as defined below) in or about the Property, the School Site, or the Improvements. All manifests for disposal of any hazardous materials removed from the Property shall be signed by an authorized representative of the County. County shall not cause or permit any Hazardous Material to be brought upon, kept or used in or about the Property, the School Site, or the Improvements by County or County's Agents in a manner or for a purpose prohibited by any federal, state, or local agency or authority.

14.2 Notice. County shall immediately provide District with telephonic notice, which shall promptly be confirmed by written notice, of any and all spillage, discharge, release and disposal of Hazardous Material onto or within the Property, the School Site or the Improvements, including the soils and subsurface waters thereof, which by law must be reported to any federal, state, or local agency, and any injuries or damages resulting directly or indirectly therefrom.

14.3 Indemnification. County agrees to indemnify District against, and to protect, defend, and save it harmless from, all demands, claims, causes of action, liabilities, losses and judgments, and all reasonable expenses incurred in investigating or resisting the same (including reasonable attorneys' fees), which result from County's (or from County's Agents) receiving, handling, use, storage, accumulation, transportation, generation, spillage, migration, discharge, release or disposal of Hazardous Material in, upon or about the Property, the School Site, or the Improvements. District shall be responsible for and shall indemnify, protect, defend and hold harmless County on the same basis as above for any claims which result from District's

ownership or from District's or District's Agents receiving, handling, use, storage, accumulation, transportation, generation, spillage, migration, discharge, release or disposal of Hazardous Material in, upon or about the Property, the School Site, or the Improvements, not caused by the County.

14.4 Survive Termination. County's and District's obligations under this Article 14 shall survive the termination of the Ground Lease/Use Agreement.

14.5 Definition of Hazardous Material. As used herein, the term "**Hazardous Material**" means any hazardous or toxic substance, material or waste which is or becomes regulated by any local governmental authority, the State of California or the United States Government. The term "Hazardous Material" includes, without limitation, any material or substance which is (i) petroleum, (ii) asbestos, (iii) designated as a "hazardous substance" pursuant to Section 311 of the Federal Water Pollution Control Act (33 U.S.C. Section 1317), (iv) defined as a "hazardous waste" pursuant to Section 1004 of the Federal Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq. (42 U.S.C. Section 6903), or (v) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response Compensation and Liability Act, 42 U.S.C. Section 9601 et seq. (42 U.S.C. Section 9601).

ARTICLE 15 **OPTION TO EXTEND**

15.1 Option to Extend. On or prior to the date which is twelve (12) months before the Term Expiration Date, provided County shall not then be in Default (as defined herein) under the provisions of this Agreement, the County may request to exercise an option to extend this Ground Lease/Use Agreement for an additional term of up to thirty-nine (39) years by providing written notice to District. If County fails to exercise its option as provided for herein, this Ground Lease/Use Agreement shall expire upon the original Term Expiration Date. Upon receipt of a request to extend the term, the District, at its sole discretion, may extend the Term Expiration Date for the period of the additional term upon the same terms and conditions of this Ground Lease/Use Agreement, except that District may elect to charge County an annual rental fee, based on the fair market value of the Property, exclusive of the Improvements, at the time of the request.

ARTICLE 16 **QUIET ENJOYMENT AND RIGHT OF ENTRY**

16.1 Quiet Enjoyment. District covenants and agrees that it will not take any action to prevent County's quiet enjoyment of the Property during the term of this Ground Lease/Use Agreement. District reserves full control over the Property to the extent not inconsistent with County's quiet enjoyment and use of the Property.

16.2 Right of Entry. District reserves the right for any of its duly authorized representatives to enter the Property at any reasonable time for any reasonable actions, including but not limited to (i) inspecting the Property and (ii) posting in such places as District may select notices of nonresponsibility for works of construction, repair or improvement made by County.

In doing so, District shall not interfere with County's enjoyment and use of the Property and Improvements.

ARTICLE 17

EMINENT DOMAIN

17.1 Agreement Governs. In the event of any acquisition of all or any part of the Property, or any interest therein by eminent domain, whether by condemnation proceeding or transfer in avoidance of an exercise of the power of eminent domain or otherwise during the Term or any extension thereof, the rights and obligations of the parties with respect to such appropriation shall be as provided in this Article 17.

17.2 Termination of Agreement. This Ground Lease/Use Agreement shall terminate if the entire Property is permanently taken under the power of eminent domain or if a material part of the Property is taken such that the operation of the Improvements cannot feasibly continue on the remaining portion of the Property. If only a part of the Property is permanently taken under the power of eminent domain and the County can reasonably continue to operate the Improvements as contemplated by this Ground Lease/Use Agreement, this Ground Lease/Use Agreement shall not terminate and shall remain in full force in effect with respect to the remaining portion of the Property.

17.3 Allocation of Condemnation Award. In the event of a permanent condemnation or taking of all or part of the Property at any point during the Term or any extension thereof, the District shall be entitled to any award which may be made in such taking or condemnation to the extent such award relates to the fee title to the Property, and County shall be entitled to any award which may be made in such taking or condemnation to the extent it relates to the Improvements. Nothing contained in this Article 17 shall be deemed to give the District any interest in or to require County to assign to District any separate award, as designated by the condemning authority, and County shall be able to retain any separate award as designated by the condemning authority, made to County for the taking of County's personal property, or the interruption of or damage to County's operations on the Property, except to the extent that the separate award includes damages for lost sublease rent, in which case District shall be entitled to its share of those damages.

ARTICLE 18

PROPERTY RECORDS; INSPECTION OF PROPERTY

18.1 Property Records. Within thirty (30) days of the Effective Date of this Ground Lease/Use Agreement, District shall provide to the County copies of all non-privileged or non-confidential books and records of District with respect to the ownership, maintenance, and operation of the Property, including any appraisals, surveys, engineering, environmental and other reports and analyses of the Property which are in District's possession.

18.2 Property Inspections. For the purpose of performing due diligence, County may, at County's sole cost and expense, conduct destructive and non-destructive soils, air,

structural, and environmental testing in, on and under the Property and existing improvements, and County agrees, upon completion of such activities, to restore the Property and existing improvements to substantially the same condition as existed prior to conducting such activities, normal wear and tear excepted.

ARTICLE 19

CANCELLATION

19.1 Cancellation by County. At any time prior to the Commencement of Construction, the County may cancel this Ground Lease/Use Agreement unilaterally, by providing prior written notice to the District thirty (30) days prior to cancellation, should the County determine, in its sole and absolute discretion, that the condition of the Property is such that it cannot carry out the construction of the Improvements as planned. At any time after the Commencement of Construction, this Ground Lease/Use Agreement may be cancelled unilaterally by County by providing prior written notice to the District one hundred and eighty (180) days prior to cancellation. Upon cancellation, County shall convey the Improvements and all fixtures, alterations, additions and improvements thereto to District, including, without limitation, a quitclaim deed for the Improvements, assignment of all agreements, guaranties, warranties, and plans and specifications related to the Improvements, and County shall bear all costs and expenses to convey the Improvements to District and District shall not be required to pay anything, except for recordation fees, if any.

19.2 Cancellation by District. This Ground Lease/Use Agreement may be cancelled unilaterally by District upon County's failure to submit to District Improvement Plans pursuant to Article 9 within three (3) years of the Effective Date or the County's failure to commence construction of the initial Improvements within five (5) years of the District's approval of the Improvement Plans, by providing prior written notice to the County one hundred and eighty (180) days prior to cancellation. Upon the cancellation date, County shall deliver to District a quitclaim deed in District's favor, describing the Property, executed and acknowledged by County in recordable form releasing and reconveying to District all right, title and interest of County in the Property.

19.3 Cancellation by Agreement of the Parties. Notwithstanding Sections 19.1 or 19.2, the Ground Lease/Use Agreement may be cancelled by the mutual agreement of the parties at any time, upon terms and conditions agreed to by the parties.

ARTICLE 20

GENERAL PROVISIONS

20.1 Waiver and Modification. No provision of this Ground Lease/Use Agreement may be modified, amended or added to except by an agreement in writing.

20.2 Applicable Law. This Ground Lease/Use Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California.

20.3 Time. Time is of the essence with respect to the performance of every provision of this Ground Lease/Use Agreement in which time of performance is a factor.

20.4 Authority to Execute Lease. District and County each acknowledge that it has all necessary right, title and authority to enter into and perform its obligations under this Ground Lease/Use Agreement, that this Ground Lease/Use Agreement is a binding obligation of such party and has been authorized by all requisite action under the party's governing instruments, that the individuals executing this Ground Lease/Use Agreement on behalf of such party are duly authorized and designated to do so, and that no other signatories are required to bind such party.

20.5 Consents. Whenever consent or approval of either party is required, that party shall not unreasonably withhold or delay such consent or approval, except as may be expressly set forth to the contrary.

20.6 Entire Agreement. The terms of this Ground Lease/Use Agreement are intended by the parties as a final expression of their agreement with respect to the terms as are included herein, and may not be contradicted by evidence of any prior or contemporaneous agreement.

20.7 Severability. Any provision of this Ground Lease/Use Agreement which proves to be invalid, void, or illegal shall in no way affect, impair or invalidate any other provision hereof, and such other provisions shall remain in full force and effect.

20.8 Impartial Construction. The language in all parts of this Ground Lease/Use Agreement shall be in all cases construed as a whole according to its fair meaning and not strictly for or against either the District or County.

20.9 Successors. Each of the covenants, conditions, and agreements herein contained shall inure to the benefit of and shall apply to and be binding upon the parties hereto and their respective administrators, successors, assigns, or any person who may come into possession of the Property, the Improvements or any part thereof. Nothing contained in this Section 20.9 shall in any way alter the provisions regarding subleasing provided in this Ground Lease/Use Agreement.

20.10 Notices. All notices, demands and communications between District and County shall be in writing and given by personal delivery; facsimile transmission; electronic mail; registered mail, return receipt requested, with postage prepaid; Federal Express or other reliable private express delivery, addressed to County or District at the addresses shown in paragraph 2.1.5 above. Unless otherwise directed, any notice required to be given by this Ground Lease/Use Agreement or regarding compliance with this Ground Lease/Use Agreement shall be given to all County representatives listed in paragraph 2.1.5, notice relating to day-to-day operations of the Property and Improvements, including scheduling and programmatic issues may be given to the County Director of Parks and Recreation as listed in paragraph 2.1.5, without notice to the other County representatives. Either party may, by notice to the other given pursuant to this Section 20.10, specify additional or different addresses for notice purposes.

20.11 Counterparts. This Ground Lease/Use Agreement may be executed in one or more counterparts, each of which shall constitute an original.

20.12 Nondiscrimination. District, County and all others who from time to time may use the Property and Improvements described herein with the permission and on the terms and conditions specified by both parties shall not discriminate in any manner against any person or persons on account of race, color, sex, creed, or national origin, including but not limited to the provision of goods, services, facilities, privileges, advantages, and the holding and obtaining of employment.

20.13 District Approval. Whenever this Ground Lease/Use Agreement calls for approval by the District of an action implementing the provisions of this Ground Lease/Use Agreement, the Superintendent of the District or his or her designee shall have authority to grant such approval, without necessity of further authorization or approval of the District Board of Trustees.

20.14 County Approval. Whenever this Ground Lease/Use Agreement calls for approval by the County of an action implementing the provisions of this Ground Lease/Use Agreement, the Chief Executive Officer of the County or his designee shall have authority to grant such approval, without necessity of further authorization or approval of the County Board of Supervisors.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have executed this Ground Lease/Use Agreement as of the date first above written.

DISTRICT:

HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

A school district organized and existing under the laws of the State of California

By: Barbara Nakaoka ^{AND}
Barbara Nakaoka, Ed.D., Superintendent _{4/24/12}

Date: sep. 24, 2012

Approved as to form:

Fagen Friedman & Fulfroft, LLP

By: Kathleen J. McKee
Kathleen J. McKee, Real Estate Counsel

COUNTY:

COUNTY OF LOS ANGELES

A body corporate and politic

By: Zev Yaroslowsky
Zev Yaroslowsky
Chairman, Board of Supervisors

ATTEST:
Sachi A. Hamai
Executive Officer, Board of Supervisors

By: Lachelle Smitherman
Deputy



I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By: Lachelle Smitherman
Deputy

Approved as to form:

John F. Krattli
County Counsel

By: John F. Krattli
Deputy

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

12

OCT 09 2012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

77849

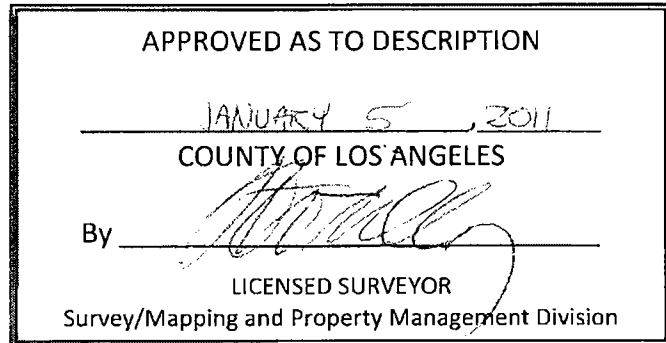
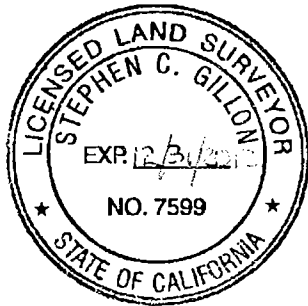
EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 117 of Tract No. 1953, as shown on map recorded in Book 22, Pages 158 and 159, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

Except therefrom all precious metals and ores thereof and the provisions for right of entry and way, as contained in the deed of partition of the Rancho La Puente, between William Workman and John Rowland, recorded in Book 10, Page 39, et seq., of Deeds.

Containing: 5.91± acres.



SCG C:/MyFiles/Misc Projects/OrangeGroveLegal-final.doc

EXHIBIT B

INITIAL IMPROVEMENT PLANS

The Orange Grove project will create a new 5.9 acre passive park on a previously undeveloped parcel located in unincorporated Hacienda Heights. The park will include new parking and an accessible route of travel for disabled persons from Orange Grove Avenue. Programming for the new facility will feature an entry plaza with a sundial, a variety of walking and jogging paths, an exercise course, shaded picnic tables, play structures and restrooms. The site will be fully landscaped with drought tolerant plantings including many California native plants. A variety of tree species will shade the new pathways. New irrigation with a satellite linked smart controller will monitor the flow and application of water to the landscape. Surface water will percolate directly into the soil or flow to new strategically placed retention basins that will accept the water and allow it to percolate slowly through bioswale plantings, sand, gravel and eventually into the native soil below.

EXHIBIT C

NOTICE OF NON-RESPONSIBILITY

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Hacienda La Puente Unified School District
15959 East Gale Avenue
Industry, California 91745
Attention: Superintendent

Fee Exempt. Recorded for the benefit of Hacienda La Puente Unified School District under Govt Code § 6103

TO WHOM IT MAY CONCERN:

Notice is hereby given pursuant to California Civil Code § 3094 that:

1. The undersigned, Hacienda La Puente Unified School District, a school district organized and existing under the laws of the State of California ("District") is the owner of real property located at 14517 Orange Grove Avenue, Hacienda Heights, California ("Property") and the owner of open space located west of Orange Grove Middle School at 14505 Orange Grove Ave., Hacienda Heights, California ("School Site").

2. The name of the ground lessee of the Property is the County of Los Angeles, a body corporate and politic ("County"). The County has also been granted access to the School Site.

3. Less than ten days have elapsed since the undersigned District first obtained knowledge of commencement of the work of improvement on or to the above-described property.

4. The undersigned District will not be responsible for any such work of improvement on or to said above-described property; nor will the undersigned be responsible for any work, labor, services, equipment or materials that have been, or that are being, or that may be furnished in said work of improvement on or to said above-described property.

5. The undersigned District's address is: 15959 East Gale Avenue, Industry, California 91745.

Dated: _____

Hacienda La Puente Unified School District

By: _____
Superintendent

STATE OF CALIFORNIA)	
)	SS.
COUNTY OF LOS ANGELES)	

Subscribed and sworn to (or affirmed) before me on this _____ day of _____,
20____, by _____, who proved to me on the basis of satisfactory
evidence to be the person(s) who appeared before me.

	(Seal)
	Signature

EXHIBIT D
FORM OF COVENANT (SEWER LINE)

RECORDING REQUESTED BY AND MAIL ORIGINAL TO:

Building and Safety Division
Plumbing Section
900 S. Fremont
Alhambra, CA 91803

A.P.N.

A.P.N.

COVENANT FOR CONSTRUCTION OF A SEWER LINE ON PORTIONS OF
14517 ORANGE GROVE AVENUE AND ADJACENT PROPERTY (HACIENDA HEIGHTS)

RECITALS

A. HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT (hereinafter referred to as "Covenantor") is the owner of real property (hereinafter referred to as the "Subject Property") located at 14517 Orange Grove Avenue, Hacienda Heights, in the County of Los Angeles, State of California, and legally described as Lot 117 of Tract No. 1953, as shown on map recorded in Book 22, pages 158 and 159, of Maps, in the office of the Registrar/County Clerk of the County of Los Angeles, as described in Attachment 1, attached hereto and made a part hereof by this reference.

B. Covenantor is also the owner of real property (hereinafter referred to as the "Adjacent Property"), legally described as Lot 116 of Tract No. 1953, as shown on map recorded in Book 22, pages 158 and 159, of Maps, in the office of the Registrar/County Clerk of the County of Los Angeles, and depicted on Attachment 2, attached hereto and made a part hereof by this reference.

C. This Covenant for Construction of a Sewer Line on Portions of 14517 Orange Grove Avenue and Adjacent Property (Hacienda Heights) (hereinafter referred to as the "Covenant") is for the purpose of constructing a private sewer line beginning on the Subject Property and crossing east onto the Adjacent Property before turning north to make a connection at the manhole located in Ameluxen Avenue ("Sewer Line"), as more particularly depicted in Attachment 2. The private Sewer Line will serve the building on the Subject Property but a portion of the Sewer Line will be located on the Adjacent Property.

D. As a condition for issuing approvals and permits for construction of the Subject Property improvements, the County Department of Public Works ("DPW") requires that Covenantor: (i) agree that neither the Subject Property nor the Adjacent Property shall be sold separately, unless, if the Adjacent Property is sold, as a condition of the sale, the Covenantor requires the new owner to grant an easement for the Sewer Line to remain on the Adjacent Property, and if the Subject Property is sold, as a condition of the sale, the Covenantor requires the new owner to obtain an easement for the Sewer Line to remain on the Adjacent Property; (ii) restrict any

future connections to the private Sewer Line to only buildings on the Subject Property; and (iii) agree that the covenants contained herein shall run with the land should Covenantor transfer ownership of the Subject Property or Adjacent Property in the future. This Covenant is intended to fulfill all of the preceding conditions.

Covenants

Covenantor hereby makes the following covenants to the County of Los Angeles:

1. Covenantor shall not sell the Subject Property or Adjacent Property separately unless, as a condition of the sale, Covenantor requires the new owner to grant an easement allowing the Sewer Line to remain on the purchased Property.
2. The Sewer Line shall be used exclusively for Buildings on the Subject Property and connections from Buildings on the Adjacent Property shall be prohibited.
3. Covenantor agrees that the covenants entered into in this Covenant shall be binding upon Covenantor, its successors, heirs, or assignees and shall continue in effect until released by the Director of Public Works of the County of Los Angeles ("Director") upon submittal of request and applicable fees and the Director's determination that the Covenant is no longer required.

IN WITNESS WHEREOF, Covenantor has executed this Covenant effective as of the Effective Date of the Ground Lease.

COVENANTOR

BY: 

Barbara Nakaoka, Superintendent
Hacienda La Puente Unified School District
School District

**ATTACHMENT 1
TO COVENANT (SEWER LINE)
LEGAL DESCRIPTION**

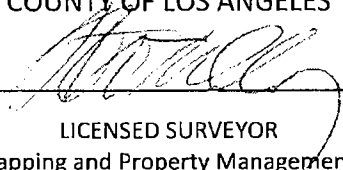
14517 Orange Grove Avenue, Hacienda Heights, CA

Lot 117 of Tract No. 1953, as shown on map recorded in Book 22, Pages 158 and 159, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

Except therefrom all precious metals and ores thereof and the provisions for right of entry and way, as contained in the deed of partition of the Rancho La Puente, between William Workman and John Rowland, recorded in Book 10, Page 39, et seq., of Deeds.

Containing: 5.91± acres.



APPROVED AS TO DESCRIPTION	
JANUARY 5, 2011	
COUNTY OF LOS ANGELES	
By	
LICENSED SURVEYOR	
Survey/Mapping and Property Management Division	

SCG C:/MyFiles/Misc Projects/OrangeGroveLegal-final.doc

Crossing lot

Manhole

SEWER

Lot

SUBJECT

Lot 117

UTILITY CONSTRUCTION NOTES

1. REVISIONS

2. CHANGES

3. NOTES

4. CHANGES

5. NOTES

6. CHANGES

7. NOTES

8. CHANGES

9. NOTES

10. CHANGES

11. NOTES

12. CHANGES

13. NOTES

14. CHANGES

15. NOTES

16. CHANGES

17. NOTES

18. CHANGES

19. NOTES

20. CHANGES

21. NOTES

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79. NOTES

80. CHANGES

81. NOTES

82. CHANGES

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County of Los Angeles

MITIGATED NEGATIVE DECLARATION CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROJECT TITLE: Orange Grove Park Project

PROJECT DESCRIPTION: The proposed project involves construction of a passive park on a vacant 5-acre lot. The park would include landscaped areas, walking paths, exercise nodes, play equipment, picnic tables, shade structures, restrooms, parking, driveways, curb cuts, utilities and associated amenities. The proposed park would be accessible from Orange Grove Avenue. The site is zoned R-A. A zone change is not needed.

PROJECT LOCATION: The project site is located at 14505 Orange Grove Avenue in the unincorporated community of Hacienda Heights, Los Angeles County, California.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS:

The following mitigation measures are required:

1. **Archaeological Resources.** In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project APE must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Gabrielino representative should monitor any archaeological field work associated with Native American materials.
2. **Human Remains.** If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
3. **Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
 - To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.

- Onsite restrooms shall be fitted with water conserving fixtures, including low flow faucets and toilets.

The County of Los Angeles

Orange Grove Park Project

Initial Study/Mitigated Negative Declaration

June 2012

Orange Grove Park Project

Initial Study/Mitigated Negative Declaration

Prepared by:

The County of Los Angeles

Contact: Donald Dean, Environmental Officer
Community Development Commission of the County of Los Angeles
2 Coral Circle
Monterey Park, CA 91755

Prepared with the assistance of:

Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93003

June 2012

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INITIAL STUDY

1. **Project title:** Orange Grove Park Project
2. **Lead agency name and address:** The County of Los Angeles
2 Coral Circle
Monterey Park, CA 91755
3. **Contact person:** Donald Dean, Environmental Officer
Community Development Commission of the
County of Los Angeles
4. **Project location:** The currently vacant project site is located on Orange Grove Avenue in the unincorporated community of Hacienda Heights, County of Los Angeles, California. The site is immediately west of Orange Grove Middle School, which is at the northwest corner of Orange Grove Avenue and South 7th Avenue. The project site is bordered by Orange Grove Street and residences to the south, Orange Grove Middle School to the east, residences to the north, and vacant land to the west. Figure 1 illustrates the project site in its regional setting, while Figure 2 illustrates the project's site-specific location. Figure 3 shows photos of the project site and Figure 4 shows surrounding development.
5. **Project sponsor's name and address:** The County of Los Angeles
2 Coral Circle
Monterey Park, CA 91755
6. **General Plan designation:** Urban 1 (U-1)
7. **Zoning:** Residential Agricultural (R-A)
8. **Project Description:**

The proposed project involves construction of a passive park on a vacant 5-acre lot adjacent to Orange Grove Middle School at 14505 Orange Grove Avenue in the unincorporated community of Hacienda Heights. The park would include landscaped areas, walking paths, exercise nodes, play equipment, picnic tables, shade structures, restrooms, a parking lot, driveways, curb cuts, utilities and associated amenities. The proposed park would be accessible from Orange Grove Avenue. Figure 5 shows the site plan for the proposed project.



9. Surrounding land uses and setting:

The project site is bordered by Orange Grove Street and residences to the south, Orange Grove Middle School to the east, residences to the north, and vacant land to the west. Figure 1 illustrates the project site in its regional setting, while Figure 2 illustrates the project's site-specific location. Figure 3 shows photos of the project site and Figure 4 shows surrounding development.

10. Other public agencies whose approval is required:

The County of Los Angeles is the only public agency with discretionary approval over the project and is the lead agency.

ENVIRONMENTAL FACTORS AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is "Potentially Significant" or "Potentially Significant Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |



DETERMINATION:

On the basis of this initial evaluation:

- ☐ I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed Project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.



Signature

6/29/12

Date

Donald Dean
Environmental Officer
Community Development Commission of the County of Los Angeles

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS – Would the Project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-c) The project site is currently a vacant lot, as shown in the site photos on Figure 3. The lot is currently surrounded by residences, a Middle School, and vacant land. The project site is essentially flat and contains no identified scenic resources, such as trees, rock outcroppings, or historic buildings. There are no designated scenic highways in the project site vicinity. Additionally, as the proposed project would not involve any structures, the project would not have the potential to alter views from roadways or effect scenic vistas. Moreover, a park would be compatible with existing adjacent uses, which include residences and a school. In addition, the park would include open space, landscaping, and trees, which would improve the existing visual character and quality of the site and its surroundings. Impacts would be **less than significant**.

d) The proposed park would create new sources of light and glare beyond existing conditions. New sources of light would include parking lot lighting and lighting at restrooms. Glare sources would include vehicles parked onsite, play equipment, and windows on the restroom. The area surrounding the project site is currently a school and residential development, which contains minimal light and glare sources. The new light and glare sources at the proposed park would be compatible with existing uses and would not substantially increase light or glare in the area. Therefore, impacts would be **less than significant**.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. <u>AGRICULTURE AND FOREST RESOURCES</u> -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the Project:				
a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



a, b, e) The project site is currently vacant land and is not designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance. However, the site is zoned Residential Agricultural (R-A) (A). Uses subject to a Conditional Use Permit in the R-A zone include the following: parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith (County of Los Angeles Municipal Code Section 22.20.440). Therefore, assuming that a Conditional Use Permit is obtained, the project would be in compliance with the R-A zoning designation. The project site has a Land Use designation of Urban 1 (U-1) (B). The U-1 designation allows for urban hillside and large lot residential development. Therefore, the proposed park would be consistent with the U-1 land use designation. The project site is not under Williamson Act contract (California Department of Conservation, June 2012). Impacts would be **less than significant**.

c, d) The project site is not located on or near forest land or timberland, and would have **no impact** on such resources.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY -- Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD, the local air quality management agency, is required to monitor air pollutant levels to ensure that air quality standards are met and, if they are not met, to develop strategies to meet the standards.

Depending on whether or not the standards are met, the air basin is classified as being in "attainment" or "nonattainment." The South Coast Air Basin is in nonattainment for both the federal and state standards for ozone, nitrogen dioxide, and PM₁₀. Thus, the basin currently exceeds several state and federal ambient air quality standards and is required to implement



strategies that would reduce the pollutant levels to acceptable standards. This non-attainment status is a result of several factors, the primary ones being the naturally adverse meteorological conditions that limit the dispersion and diffusion of pollutants, the limited capacity of the local air shed to eliminate pollutants from the air, and the number, type, and density of emission sources within the South Coast Air Basin.

The SCAQMD has adopted an Air Quality Management Plan (AQMP) that provides a strategy for the attainment of state and federal air quality standards. The South Coast Air Basin is classified as being in “attainment” for federal and state carbon monoxide standards. According to the AQMP, all areas within the South Coast Air Basin have been in attainment of federal carbon monoxide standards since 2003 and no area exceeded state standards in 2005. The highest levels of carbon monoxide concentrations listed in SCAQMD’s most recent AQMP (2007) were 5.9 parts per million (ppm), substantially lower than the California 8-hour standard of 9.0 ppm. (Greenhouse gas emissions are addressed below in Section VII, *Greenhouse Gas Emissions*.)

The SCAQMD has established the following significance thresholds for construction activities within the South Coast Air Basin:

- 100 pounds per day of nitrogen oxides (NO_x)
- 75 pounds per day of volatile organic compounds (VOC)
- 550 pounds per day of carbon monoxide (CO)
- 150 pounds per day of particulate matter less than 10 microns in diameter (PM₁₀)
- 55 pounds per day of particulate matter less than 2.5 microns in diameter (PM_{2.5})
- 150 pounds per day of sulfur oxides (SO_x)
- 3 pounds per day of lead

The SCAQMD also has established the following significance thresholds for project operations within the South Coast Air Basin:

- 55 pounds per day of NO_x
- 55 pounds per day of VOC
- 550 pounds per day of CO
- 150 pounds per day of PM₁₀
- 55 pounds per day of PM_{2.5}
- 150 pounds per day of SO_x
- 3 pounds per day of lead

The majority of emissions associated with construction activities onsite come from off-road vehicles such as cranes and backhoes, but some emissions are also associated with construction worker trips and the application of architectural coatings, which release volatile or reactive organic gases (ROG) during the drying phase. Rule 403 of the SCAQMD Handbook requires implementation of measures to minimize emissions for all dust generating activity. The non-attainment status of the South Coast Air Basin for PM₁₀ dust emissions requires that Best Available Control Measures (BACMs) be used to minimize regional cumulative PM₁₀ impacts from all construction activities, even if a project does not exceed thresholds.

SCAQMD has developed Localized Significance Thresholds (LSTs) in response to the Governing Board's Environmental Justice Enhancement Initiative (1-4). LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that would cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size, and distance to the sensitive receptor. LSTs only apply to emissions within a fixed stationary location, including idling emissions during project construction and operation. LSTs have been developed only for NO_x, CO, PM₁₀ and PM_{2.5}. LSTs are not applicable to mobile sources such as cars on a roadway (Final Localized Significance Threshold Methodology, SCAQMD, June 2003).

LSTs have been developed for areas up to 5 acres in size, with air pollutant modeling recommended for activity within larger areas. The SCAQMD provides a lookup tables for sites that measure 1, 2 and 5 acres. It is assumed that construction would not occur on more than five acres at one time since the site is five acres in size; therefore, project emissions were compared to construction emission thresholds for 5-acre sites (shown in Table 1). The project site is located in Source Receptor Area 11 (SRA-11) which is designated by the SCAQMD as South San Gabriel Valley and includes Hacienda Heights. The thresholds in Table 1 were determined based on the distance from nearby sensitive receptors to the project site. The closest sensitive receptors to the project site are students at Orange Grove Middle School, immediately east of the project site.

Table 1
SCAQMD LSTs for Construction

Pollutant	Allowable emissions as a function of receptor distance in feet from a one acre site (lbs/day)				
	82	164	328	656	1,640
Gradual conversion of NO _x to NO ₂	183	176	184	202	245
CO	1,814	1,984	2,549	4,024	9,342
PM ₁₀	14	43	59	91	186
PM _{2.5}	9	12	19	34	104

Source: <http://www.aqmd.gov/CEQA/handbook/LST/appC.pdf>, accessed online June 2012.

a. Generally, a project would conflict with or potentially obstruct implementation of an air quality plan if it would contribute to population growth in excess of that forecasted in the air quality management plan. The proposed project would involve construction of a park, which would not generate any new residential demand. Consequently, the project would not contribute to an exceedance of the area's projected population growth forecast. **No impact would occur.**

b, c. Long term operational emissions generated by the proposed project would result from area source emissions. Area sources include the use of electricity and landscaping maintenance equipment. Long term area source emissions were quantified using the CalEEMod v2011.1 air quality model, as shown in Table 2 below (see attachment for more detailed modeling results).



Area source emissions were determined based on the proposed acreage of the park and the energy that would be required to be used onsite. It should be noted that the project would be required to meet the latest building energy efficiency standards set forth by Title 24 (California Energy Commission, 2008), which would reduce the amount of area source emissions onsite.

Mobile emissions would be minimal, generating approximately 8 average daily trips (based on the Institution of Transportation Engineer's (ITE) 8th Edition average daily trip (ADT) rate for city parks), since the park would primarily serve the existing community population rather than generating new trips.

As shown in Table 2, the operational emissions (area and mobile emissions) generated by the proposed project would not exceed the SCAQMD's daily operational thresholds for any pollutant; therefore, operational regional air quality impacts would be **less than significant**.

Table 2
Operational Emissions (pounds per day)

Emission Source	Emissions (lbs/day)					
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}	SO _x
Emissions	0.1	0.1	0.5	0.1	0.01	0.0
<i>SCAQMD Thresholds</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>55</i>	<i>150</i>
<i>Exceed SCAQMD Thresholds?</i>	<i>NO</i>	<i>NO</i>	<i>NO</i>	<i>NO</i>	<i>NO</i>	<i>NO</i>

Source: CalEEMod v.2011.1 (See attachment for model assumptions and results)

Note: Lead emissions are negligible

d. Construction activities such as the operation of construction vehicles and equipment over unpaved areas, grading, trenching, and disturbance of stockpiled soils have the potential to generate fugitive dust (PM₁₀) through the exposure of soil to wind erosion and dust entrainment. In addition, exhaust emissions associated with heavy construction equipment would potentially degrade air quality.

Temporary construction emissions were estimated using the CalEEMod v.2011.1 computer model (see attachment for air quality data). The number and type of construction equipment were estimated based on construction projects similar in size to the proposed project. During project site preparation, the soils that underlie portions of the site could be turned over and pushed around, exposing the soil to wind erosion and dust entrainment by onsite operating equipment.

Table 3 shows the maximum daily emissions that would result from construction of the proposed project. As shown, construction emissions would not exceed SCAQMD thresholds or LSTs for ROG, NO_x, CO, PM₁₀, or PM_{2.5}. In addition, all construction activity would be required to comply with applicable South Coast Air Quality Management District (SCAQMD) rules, including Rule 403 (Fugitive Dust) and Rule 404 (Particulate Matter). Therefore, impacts would be **less than significant**.



Table 3
Maximum Daily Construction Emissions (pounds per day)

Emission Source	ROG	NO _x	CO	PM ₁₀ ²	PM _{2.5} ²	SO _x
Maximum Daily Construction Emissions	10.5	84.9	48.2	11.4	8.2	0.1
<i>SCAQMD Thresholds (peak day)</i>	75	100	550	150	55	150
Exceed SCAQMD Thresholds?	NO	NO	NO	NO	NO	NO
<i>Localized Significance Thresholds</i>	n/a	183	1,814	14	9	n/a
Exceed Localized Significance Thresholds?	n/a	NO	NO	NO	NO	n/a

Note: The grading phase and the building construction phase do not occur simultaneously.

Note: Lead emissions are negligible

¹Localized Significance Thresholds for 1-acre sites in source receptor area 2.

Source: Construction Lookup Table for 1-acre site (see attachment for model assumptions and results)

e. Certain population groups are considered particularly sensitive to air pollution. Sensitive receptors include health care facilities, retirement homes, school and playground facilities, and residential areas. The closest sensitive receptors to the project site are the students at Orange Grove Middle School immediately east of the site.

As discussed in items b, c, and d above, the proposed project would not result in an exceedance of SCAQMD thresholds for operational emissions. In addition, the project would not exceed LST thresholds for construction emissions. Daily thresholds are established to protect human receptors from potentially significant health impacts. Therefore, since the project would not exceed established thresholds, the project would not expose sensitive receptors to substantial pollutant concentrations during both construction and operational phases. Impacts to sensitive receptors would be **less than significant**.

f. The proposed park would not generate objectionable odors. Parks uses are not identified on Figure 5-5, *Land Uses Associated with Odor Complaints*, of the 1993 SCAQMD CEQA Air Quality Handbook. Therefore, the proposed project would not generate objectionable odors affecting a substantial number of people. **No impact** would occur.

	Potentially Significant	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES --

Would the Project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate,

☐
☐
☒
☐


	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. <u>BIOLOGICAL RESOURCES</u> --				
Would the Project:				
sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c) Vegetation on the project site currently consists of shrubs. The project site does not contain a suitable habitat for protected or endangered wildlife (Rincon Consultants, Inc., Site Visit October 8, 2010). The proposed project would involve a passive park that would include trees, open space, and vegetation. Additionally, no water resources are present on site and no natural or artificial surface water exists on the project site. The project would not adversely affect any watercourse or any unique natural features. Moreover, no endangered species are known to occur on the project site. No endangered species were observed during the site visit or are likely to occur at the project site. Due to the previously disturbed nature of the site, the project



site lacks significant native vegetation that would provide habitat for any unique, rare, or endangered plant or animal species. Therefore, impacts to biological resources would be **less than significant**.

d) The project would not involve any construction activities or physical development that would interfere substantially with the movement of any native resident or migratory fish, wildlife corridors or impede the use of native wildlife nursery sites. Therefore, **no impact** would occur with respect to local wildlife movement.

e) The project would not involve any construction activities or physical development that would conflict with any local policies or ordinances protecting biological resources. Therefore, **no impacts** would occur in this regard.

f) The project site is not located within an area that is subject to an adopted conservation plan. **No impact** would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. <u>CULTURAL RESOURCES</u> -- Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) A Section 106 Report, prepared by San Buenaventura Research Associates, indicates that no properties within the Area of Potential Effect are either listed or eligible for the National Register of Historic Places. **No impacts** to historical resources would occur.

b-d) A Phase I Archaeological Survey Report prepared by Conejo Archaeological Consultants determined that based on record search findings and survey results, no impact to archaeological resources is anticipated from project development. Nonetheless, mitigation measures 1 and 2 would be required in the event that archaeological resources are discovered during project construction.



CR-1 Archaeological Resources. In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project Area of Potential Effect (APE) must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Gabrielino representative should monitor any archaeological field work associated with Native American materials.

CR 2 Human Remains. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

With implementation of mitigation measures CR 1 and CR 2, impacts would be **less than significant**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS –

Would the Project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable as a result of the Project, and potentially result in on- or off-site | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. <u>GEOLOGY AND SOILS</u> – Would the Project:				
landslide, lateral spreading, subsidence, liquefaction, or collapse?				
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.i and ii) Similar to all of Southern California, active and/or potentially active faults in the region could generate strong groundshaking on the project site. Hacienda Heights could experience shaking from faults in the area including the Puente Hills Fault Line or the San Andreas Fault. However, the project site is not located within an Alquist-Priolo Earthquake Zone (California Department of Conservation Baldwin Park Quadrangle, May 1, 1998), so the probability of seismic surface rupture is considered low. As such, **no impact** related to seismically-induced surface rupture or ground shaking would occur.

a.iii) The project site is located on a relatively flat site in an area that is not designated as a liquefaction hazard zone (State of California Seismic Hazards Zone Map, 1999). Impacts would be **less than significant**.

a.iv, c, d) The project site is located on a relatively flat site in an area that is not designated as an earthquake induced landslide zone (State of California Seismic Hazards Zone Map, 1999). Additionally, the project site is not located on expansive soils or a geologic unit or soil that is or would become unstable as a result of the project, potentially resulting in on- or off-site landslide, lateral spreading, subsidence, or collapse. The project would therefore have a **less than significant** impact related to these hazards.

b) Temporary erosion could occur during project construction. However, construction activity would be required to comply with County of Los Angeles Municipal Code Section 12.80. This Section requires that all BMPs required as a condition of any permit for construction activity granted pursuant to Title 26 of the code will be maintained in full force and effect during the term of the project, unless otherwise authorized by the director. (Ord. 98-0021 § 1 (part), 1998.). Applicable BMPs, such as the following, would reduce storm water runoff containing sediment, construction materials or other pollutants from the construction site:



- Structural controls such as sediment barriers, plastic sheeting, detention ponds, filters, berms, and similar controls to minimize the escape of sediment and other pollutants from the site.
- Excavated soil located on the site in a manner that minimizes the amount of sediment running onto the street, drainage facilities or adjacent properties. Berm soil piles or cover with plastic or similar materials until the soil is either used or removed from the site.
- Prevent washing of construction or other vehicles on the construction site to prevent run off the construction site and enter the municipal storm water system.
- Trash receptacles situated at convenient locations on the construction site and maintained in such a manner that trash and litter does not accumulate on the site nor migrate off site.
- Erosion from slopes and channels controlled through the effective combination of best management practices.

e) The project would generate wastewater, but would be connected to the existing sewer and wastewater disposal system and would not require the use of septic tanks. Therefore, **no impact** related to the use of septic tanks or alternative wastewater disposal systems would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. <u>GREENHOUSE GAS EMISSIONS</u> - Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Global Climate Change

Global climate change (GCC) is a change in the average weather of the earth that is measured by temperature, wind patterns, precipitation, and storms over a long period of time. The baseline against which these changes are measured originates in historical records identifying temperature changes that have occurred in the past, such as during previous ice ages. The global climate is continuously changing, as evidenced by repeated episodes of substantial warming and cooling documented in the geologic record. The rate of change has typically been incremental, with warming or cooling trends occurring over the course of thousands of years. The past 10,000 years have been marked by a period of incremental warming, as glaciers have steadily retreated across the globe. However, scientists have observed an unprecedented acceleration in the rate of warming during the past 150 years.



GCC is a documented effect. Although the degree to which the change is caused by anthropogenic (man-made) sources is still under study, the increase in warming has coincided with the global Industrial Revolution, which has seen the widespread reduction of forests to accommodate urban centers and agriculture and the use of fossil fuels, primarily burning of coal, oil, and natural gas for energy. Per the United Nations Intergovernmental Panel on Climate Change (IPCC, 2007), the understanding of anthropogenic warming and cooling influences on climate has led to a high confidence (90% or greater chance) that the global average net effect of human activities since 1750 has been one of warming. Most of the observed increase in global average temperatures, since the mid-20th century, is likely due to the observed increase in anthropogenic GHG concentrations per the IPCC (November 2007). While individual scientists disagree with some of the findings of the IPCC, the majority of scientists working on climate change agree with the main conclusions, as do the majority of major scientific societies and national academies of science. Disagreement within the scientific community is present for all issues; however, the current state of knowledge suggests that GCC is occurring, with eleven of the last twelve years (1995-2006) ranking among the twelve warmest years in the instrumental record of global surface temperature since 1850 (IPCC, 2007). In addition, the majority of scientists agree that anthropogenic sources are a main, if not primary, contributor to GCC.

Greenhouse Gases (GHGs)

Gases that trap heat in the atmosphere are often called greenhouse gases (GHGs), analogous to the way in which a greenhouse retains heat. Common GHG include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O_x), fluorinated gases, and ozone. GHGs are emitted by both natural processes and human activities. Of these gases, CO₂ and CH₄ are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas CH₄ results from off-gassing associated with agricultural practices and landfills. Man-made GHGs, many of which have greater heat-absorption potential than CO₂, include fluorinated gases, such as hydrofluorocarbons (HFCs), perfluorocarbons (PFC), and sulfur hexafluoride (SF₆) (Cal EPA, 2006b).

The accumulation of GHGs in the atmosphere regulates the earth's temperature. Without the natural heat trapping effect of GHGs, Earth's surface would be about 34° C cooler (CAT, 2006). However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations. The following discusses the primary GHGs of concern.

Carbon Dioxide. The global carbon cycle is made up of large carbon flows and reservoirs. Billions of tons of carbon in the form of CO₂ are absorbed by oceans and living biomass (i.e., sinks) and are emitted to the atmosphere annually through natural processes (i.e., sources). When in equilibrium, carbon fluxes among these various reservoirs are roughly balanced (USEPA, April 2008). CO₂ was the first GHG demonstrated to be increasing in atmospheric concentration, with the first conclusive measurements being made in the last half of the 20th century. Concentrations of CO₂ in the atmosphere have risen approximately 35% since the beginning of the Industrial Revolution. Per the IPCC (2007), the global atmospheric concentration of CO₂ has increased from a pre-industrial value of about 280 parts per million (ppm) to 379 ppm in 2005. The atmospheric concentration of CO₂ in 2005 exceeds the natural range over the last



650,000 years (180 to 300 ppm) as determined from ice cores. The average annual CO₂ concentration growth rate was larger during the last 10 years (1995–2005 average: 1.9 ppm per year) than it has been since the beginning of continuous direct atmospheric measurements (1960–2005 average: 1.4 ppm per year), although there is year-to-year variability in growth rates.

Methane. Methane (CH₄) is an effective absorber of radiation, though its atmospheric concentration is less than that of CO₂ and its lifetime in the atmosphere is limited to 10–12 years, compared to some other GHGs. It is approximately 20 times more effective at trapping heat in the atmosphere than CO₂ (global warming potential [GWP] 20x that of CO₂). Over the last 250 years, the concentration of CH₄ in the atmosphere has increased by 148% (IPCC 2007). Anthropogenic sources of CH₄ include landfills, natural gas and petroleum systems, agricultural activities, coal mining, wastewater treatment, stationary and mobile combustion, and certain industrial processes (USEPA, April 2008).

Nitrous Oxide. Concentrations of nitrous oxide (N₂O) also began to rise at the beginning of the industrial revolution. N₂O is produced by microbial processes in soil and water, including those reactions that occur in fertilizers containing nitrogen. Use of these fertilizers has increased over the last century. N₂O's GWP is 300 times that of CO₂.

Fluorinated Gases (HFCs, PFCs and SF₆). Fluorinated gases, such as hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) and sulfurhexafluoride (SF₆), are greenhouse gases that are emitted from a variety of industrial processes. Fluorinated gases are used as substitutes for ozone-depleting substances, such as chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs), and halons, which have been regulated since the mid-1980s because of their ozone-destroying potential and are phased out under the *Montreal Protocol* and Clean Air Act Amendments of 1990. Fluorinated gases are typically emitted in smaller quantities than CO₂, CH₄, and N₂O, but each molecule can have a much greater global warming effect. SF₆ is the most potent greenhouse gas the IPCC has evaluated.

Greenhouse Gas Inventory

Worldwide anthropogenic emissions of GHG were approximately 40,000 million metric tons of CO₂ equivalent (CDE¹) in 2004, including ongoing emissions from industrial and agricultural sources, but excluding emissions from land use changes (i.e., deforestation, biomass decay) (IPCC, 2007). CO₂ emissions from fossil fuel use accounts for 56.6% of the total emissions of 49,000 million metric tons CDE (includes land use changes). Methane emissions account for 14.3% of GHG and N₂O emissions for 7.9% (IPCC, 2007).

Total U.S. GHG emissions were 6,957 million metric tons CDE in 2008 (USEPA, April 2010), or about 14% of worldwide GHG emissions. Overall, total U.S. emissions have risen by approximately 14 percent from 1990 to 2008. Emissions declined from 2007 to 2008, decreasing by 2.9 percent (211.3 million metric tons CDE). This decrease is primarily a result of a decrease in demand for transportation fuels associated with the record high costs of these fuels that occurred in 2008. Additionally, electricity demand declined in 2008 in part due to a significant increase in

¹ Carbon dioxide equivalent (CDE or CO₂E) is a quantity that describes, for a given mixture and amount of GHGs, the amount of CO₂ (usually in metric tons; million metric tons [megatonne] = MMTCO₂E = terragram [Tg] CO₂ Eq; 1,000 MMT = gigatonne) that would have the same global warming potential (GWP) when measured over a specified timescale (generally, 100 years).



the cost of fuels used to generate electricity. In 2008, temperatures were cooler in the United States than in 2007, both in the summer and the winter. This led to an increase in heating related energy demand in the winter; however, much of this increase was offset by a decrease in cooling-related electricity demand in the summer.

The primary GHG emitted by human activities in the United States is CO₂, representing an estimated 85.1% of total GHG emissions (USEPA, April 2010). The largest source of CO₂, and of overall greenhouse gas emissions, is fossil fuel combustion. CH₄ emissions, which have declined from 1990 levels, resulted primarily from enteric fermentation associated with domestic livestock, decomposition of wastes in landfills, and natural gas systems. Agricultural soil management and mobile source fossil fuel combustion were the major sources of N₂O emissions. Emissions of substitutes for ozone depleting substances and emissions of HFC-23 during the production of HCFC-22 are the primary contributors to aggregate HFC emissions. Electrical transmission and distribution systems account for most SF₆ emissions, while PFC emissions result from semiconductor manufacturing and as a by-product of primary aluminum production.

The residential and commercial end-use sectors accounted for 21% and 19%, respectively, of CO₂ emissions from fossil fuel combustion in 2008 (USEPA, April 2010). Both sectors rely heavily on electricity for meeting energy demands, with 71% and 79%, respectively, of their emissions attributable to electricity consumption for lighting, heating, cooling, and operating appliances. The remaining emissions were due to the consumption of natural gas and petroleum for heating and cooking.

California is the second largest contributor in the United States among states, and if California were a country, it would be the sixteenth largest contributor in the world (AEP, 2007). Based upon the 2004 GHG inventory data (the latest year available) compiled by the California Energy Commission (CEC, December 2006), California produced 492 MMT CDE (7% of US total). The major source of GHG in California is transportation, contributing 41% of the state's total GHG emissions. Electricity generation is the second largest source, contributing 22% of the state's GHG emissions (CEC, December 2006). Most (81%) of California's 2004 GHG emissions (in terms of CDE) were CO₂ produced from fossil fuel combustion, with 2.8% from other sources of CO₂, 5.7% from methane, and 6.8% from N₂O (CEC, December 2006). California emissions are due in part to its large size and large population. California had the fourth lowest CO₂ emissions per capita from fossil fuel combustion in the country in 2001, due to the success of its energy-efficiency and renewable energy programs and commitments that have lowered the state's GHG emissions rate of growth by more than half of what it would have otherwise been (CEC, December 2006). Another factor that reduces California's per capita fuel use and GHG emissions, as compared to other states, is its relatively mild climate.

a, b. Project-level operational emissions were studied based on contributions for both stationary and mobile emissions sources. Temporary construction-generated emissions were also quantified. GHG emissions would be considered significant if project-generated GHGs exceed the recommended SCAQMD threshold for all land use types of 3,000 metric tons CDE/year (SCAQMD, "Proposed Tier 3 Quantitative Thresholds - Option 1", September 2010) .

Temporary Construction Emissions. Based on the maximum daily CO₂ emissions generated by construction of the proposed project (see attachment for CalEEMod.2011.1 modeling results), construction of the proposed project would generate an estimated 403 tons of



CDE during construction. Unlike the operational emissions that would occur over the life of the project, construction emissions are temporary and are associated with the vehicles that would be used to grade the site and construct the project as well as the vehicle miles traveled by workers commuting to and from the site. Once the construction is completed, emissions would derive from operational sources such as landscaping equipment and vehicle trips.

Operational Emissions. The generation of electricity through combustion of fossil fuels typically yields carbon dioxide, and to a smaller extent nitrous oxide and methane. Electricity on the project site would primarily occur through parking lot and restroom lighting. Mobile emissions would be generated by vehicles driving to and from the project site. Additional operational emissions derive from water and wastewater, which would be the primary source of emissions for the proposed project since the project is a park and would require water for maintenance. The maximum anticipated operational emissions were calculated using the CalEEMod computer program, as shown in Table 4. The project's estimated 31 metric tons CO₂e would not exceed the SCAQMD's recommended threshold of 3,000 metric tons CO₂e per year.

Table 4
Estimated Annual Operational Emissions
of Greenhouse Gases

Annual Emissions of CO₂E (Energy, Mobile, Water and Wastewater)
31.2 metric tons

^a Source: CalEEMod, 2011. See attachment for calculations.
CO₂E = carbon dioxide equivalents
Calculation Methodology per 30, Version 2.2, March 2007, pages 30-35..

GHG Cumulative Significance. Pursuant to the requirements of SB 97, the Resources Agency adopted amendments to the State CEQA Guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions on March 16, 2010. The adopted CEQA Guidelines provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts. To date, the Bay Area Air Quality Management District (BAAQMD), the South Coast Air Quality Management District (SCAQMD), and the San Joaquin Air Pollution Control District (SJVAPCD) have adopted quantitative significance thresholds for GHGs. The SCAQMD threshold, which was adopted in December 2008, considers emissions of over 10,000 metric tons CDE/year to be significant. However, the SCAQMD's threshold applies only to stationary sources and is expressly intended to apply only when the SCAQMD is the Lead Agency pursuant to CEQA. Although not yet adopted, the SCAQMD has a recommended quantitative threshold for all land use types of 3,000 metric tons CDE/year (SCAQMD, "Proposed Tier 3 Quantitative Thresholds - Option 1", September 2010).

The proposed project's one-time contribution of 403 tons of CDE during construction and the proposed project's maximum contribution of 31.2 tons of CDE per year during operation of the project would not exceed SCAQMD thresholds. Therefore, GHG emissions generated by the proposed project would not have a significant adverse impact on the environment, and the

project would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs. Impacts would be **less than significant**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. <u>HAZARDS AND HAZARDOUS MATERIALS</u> - Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



a, b, d) The project site was formerly used for agriculture. On October 7, 2010, a hand auger was used to advance ten soil borings (B1 through B10) at various locations on the site. The borings were advanced to depths of two feet below grade. Soil samples were collected from the borings at 0.5 and 2.0 feet below grade. A total of 20 soil samples were collected from the borings. Initially the ten 0.5-foot deep soil samples were analyzed for organochlorine pesticides by EPA Method 8081 and arsenic by EPA Method 6010. The two-foot deep soil samples were held pending results of the shallow surface soil samples.

In addition, on October 7, 2010, a shovel was used to collect soil samples from onsite stockpiles. The stockpile soil samples (SP1, SP2, SP3 and SP4) were analyzed for the following: organochlorine pesticides by EPA Method 8081A, total petroleum hydrocarbons (TPH) by EPA Method 8015B, volatile organic compounds (VOCs) by EPA Method 8260B and total metals by EPA Method 6010B/7471A. Based on the results of soil samples collected from onsite soil borings, further assessment of soil beneath the site for pesticides and arsenic was not warranted. However, because the soil sample collected from stockpile SP1 had a concentration of Aroclor 1260 that exceeded the California Human Health Screening Level (CHHSL) of Aroclor 1260 in residential soils, the September 2010 Phase II recommended that soil stockpile SP1 should be removed from the Orange Grove Park site and disposed offsite at an accepting disposal facility. Following removal of the stockpile, the Phase II recommended that shallow soil samples should be collected from the soil beneath stockpile SP1 to determine if concentrations of Aroclor 1260 are present in the soil on which the stockpile is located.

On January 4, 2011, eight soil samples were taken on the project site and analyzed for Polychlorinated biphenyls PCBs, which are known to occur on land previously used for agricultural purposes. Two of the 8 soil samples had detectable concentrations of Aroclor 1260. No other PCB concentrations were detected. A concentration of 0.083 mg/kg of the PCB Aroclor 1260 was detected in one surface sample and an Aroclor concentration of 0.079 mg/kg was detected in another surface sample. These concentrations of Aroclor 1260 were compared to USEPA Regional Screening Levels (SLs), California Human Health Screening Levels (CHHSLs), and Total Threshold Limit Concentrations (TTLC). The concentration of Aroclor 1260 detected in the two soil samples did not exceed the SLs for residential or commercial/industrial soils, CHHSL for residential or commercial/industrial soils, or its TTLC. Therefore, further assessment of soil at the site for PCBs is not warranted and impacts would be **less than significant**.

The Phase I ESA completed for the project site recommended that files for the Puente Hills landfill site be reviewed to determine if assessment of soil and/or groundwater had been conducted on the portion of the landfill site adjacent to the project site. An Environmental Document Review dated September 2010 concluded that the operation of the Puente Hills Landfill is not expected to be adversely affecting the soil or groundwater beneath the project site for the following reasons:

- A 2,000-foot horizontal set back from the disposal of refuse on the landfill property to the subject property and other adjacent residences is maintained.
- The Eastern Canyon (nearest area of the landfill to the Orange Grove Park property) is equipped with a composite liner system and a liquid collection and removal system.



- A landfill gas collection system including vertical gas wells and horizontal gas trenches are present in the fill areas of the landfill.
- A groundwater protection system is installed in the Eastern Canyons including Barriers 4 and 5 (comprised of cement and bentonite) and groundwater extraction wells.
- VOCs have not been detected in groundwater samples collected from the groundwater monitoring wells located down gradient of the Eastern Canyon Barriers.

Based on the findings of the document review, further assessment for VOCs of soil, soil gas or groundwater beneath the western portion of the Orange Grove Park site is not warranted. Impacts would be **less than significant**.

c) The project site is within ¼ mile of Orange Grove Middle School. However, as discussed above, there are no hazardous conditions that would pose a risk to students; therefore, impacts are **less than significant**.

e, f) The project site is not within two miles of a public or private airport (Los Angeles County Airport Land Use Commission, Los Angeles County Airport Land Use Plan, Revised December 1, 2004), and therefore would not result in a safety hazard for people on the project site.. Therefore, **no impacts** related to airport safety would occur.

g) The proposed project would generate an incremental increase in vehicle trips to the project site. As described in Section XVI, *Transportation/ Traffic*, the project would generate approximately 8 vehicle trips per day, which would not cause congestion on local roadways that would interfere with established evacuation procedures. Therefore, project impacts related to emergency access would be **less than significant**.

h) The project is surrounded by a school, residential development, and open space. In addition, the project would not involve construction of residential uses. The Los Angeles County Fire Department provides fire protection, paramedic and emergency medical technician services to the project site. The station closest to the site is located at 2691 South Turnbull Canyon Road, approximately one mile southeast of the project site. The proposed project may incrementally increase the demand for fire protection service; however, the site is within an existing service area. Assuming compliance with Fire Department requirements, no adverse impact to fire protection services would occur. Impacts would be **less than significant**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. <u>HYDROLOGY AND WATER QUALITY</u>				
– Would the Project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY

– Would the Project:

result of the failure of a levee or dam?

- j) Inundation by seiche, tsunami, or mudflow?

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a, c-g. During construction of the project, the drainage pattern could be temporarily altered and erosion could occur. However, as discussed under Section VI, *Geology and Soils*, Item b, construction activity would be required to comply with County of Los Angeles requirements, which would reduce storm water runoff containing sediment, construction materials or other pollutants from the site. This requirement would reduce temporary erosion-related effects.

Because the project would involve construction of a park on vacant land, the project would not substantially increase surface runoff from the site. In addition, the project would be required to comply with the NPDES Multiple Separate Storm Sewer System (MS4) Permit issued by the Los Angeles Regional Water Quality Control Board, which would require implementation of Best Management Practices (BMPs). BMPs would be required to reduce polluted runoff from the project site by retaining, treating, or infiltrating polluted runoff onsite. Impacts would be **less than significant**.

b. Regional water demand is primarily a function of population growth. The project would not increase the area population and, in turn, the demand for potable water. (Please refer to Section XVI, *Utilities and Service Systems*, for further discussion of this impact.) The proposed project would not interfere with groundwater recharge because the project site is almost entirely pervious, and would remain so under the project. Therefore, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. Impacts would be **less than significant**.

h-j. The project site is located in Zone X, which is an area outside of the 100-year flood zone (FEMA Panel No. 06037C1700F). The project would not involve any housing and would not involve construction of a structure that would impede flood flows. The site is not located within a potential inundation area for dam failure. Therefore, there is no potential for inundation at the site as a result of an earthquake-induced dam failure. **No impact** would occur.

k. The project site is almost 20 miles from the Pacific Ocean and is not located within a seiche or landslide/mudslide hazard zone (California Department of Conservation, 1999). **No impact** would occur.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
X. <u>LAND USE AND PLANNING</u> --				
Would the proposal:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with an applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The project site is located on a vacant parcel, between open space and an existing school. The proposed project would not create a physical barrier that would divide an established community. The project would likely connect the open space and the school by creating a park space between the two uses. Therefore, **no impact** would occur.

b) The project site is zoned Residential Agricultural (R-A). Uses subject to a Conditional Use Permit in the R-A zone include the following: parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith (County of Los Angeles Municipal Code Section 22.20.440). Therefore, assuming that a Conditional Use Permit is obtained, the project would be in compliance with the R-A zoning designation. The project site has a Land Use designation of Urban 1 (U-1). The U-1 designation allows for urban hillside and large lot residential development. Therefore, the proposed park would be consistent with the U-1 land use designation.

The project site is located adjacent to single-family residences, a middle school, and vacant land. The proposed park would be compatible with the surrounding residential and institutional uses. The project would benefit surrounding land uses by creating a passive park use in place of an unused vacant lot. **No impacts** would occur.

c) The project site is not located within an area that is subject to an adopted habitat conservation plan or natural community plan. **No impact** would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XI. MINERAL RESOURCES -- Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) The San Gabriel Valley is a known area of aggregate availability (California Geological Survey, 2006). However, the project site is not currently being used for the mining of aggregate resources; therefore, the proposed project would have **no impact** related to the loss of availability of a known mineral resource.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. NOISE – Would the Project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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XII. NOISE – Would the Project result in:

levels?

- f) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise?

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Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound power levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz). The California Department of Health, Office of Noise Control's land use compatibility categories for community noise exposure are shown in Table 5. Under these guidelines, the maximum "normally acceptable" noise level for single family residential uses is 55-70 dBA Ldn or CNEL. The "normally acceptable" noise level for school uses is 50-60 dBA Ldn or CNEL. Ldn is the time average of all A-weighted levels for a 24-hour period, with a 10 dB upward adjustment added to those noise levels occurring between 10:00 p.m. and 7:00 a.m. to account for the general increased sensitivity of people to nighttime noise levels. The Community Noise Equivalent Level (CNEL) is similar to the Ldn except that it adds 5 additional dB to evening noise levels (7:00 p.m. to 10:00 p.m.). A "normally acceptable" noise level means that the specified land use would be satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Table 5
Land Use Compatibility for Noise Environments

Land Use Category	Community Noise Exposure Level			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Low Density, Single-Family, Duplex, Mobile Homes	50-60	55-70	70-75	75+
Residential – Multiple Family	50-65	60-70	70-75	75+
Transient Lodging – Motel, Hotels	50-65	60-70	70-80	80+
Schools, Libraries Churches, Hospitals, Nursing Homes	50-65	60-70	70-80	80+
Auditoriums, Concert Halls, Amphitheaters	NA	50-70	65+	NA
Sports Arenas, Outdoor Spectator Sports	NA	50-75	70+	NA
Playgrounds, Neighborhood Parks	50-70	NA	67-75	73+



Golf Courses, Riding Stable, Water Recreation, Cemeteries	50-75	NA	70-80	80+
Office Buildings, Business Commercial and Professional	50-70	67 -77	75+	NA
Industrial, Manufacturing, Utilities, Agriculture	50-75	70-80	80+	NA

Source: Office of Noise Control, California Department of Health; City of Santa Paula Noise Element.

Notes: NA - Not Applicable

Normally Acceptable – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements

Conditionally Acceptable – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable – New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable – New construction or development should generally not be undertaken.

a, c) The project site is surrounded by residential and institutional uses as well as open space. The main source of noise generated by operation of the project would be traffic. A noise measurement taken at the project site on October 8, 2010 indicated an ambient noise level of 50.7 decibels (dBA) Leq. This noise level is compatible with residential and school uses according to the California Department of Health, Office of Noise Control's land use compatibility categories for community noise exposure. In addition, this noise level is considered an acceptable exterior noise level according to HUD site acceptability standards. The passive park project would not generate noise exceeding the existing ambient noise level. Therefore, noise related to the passive park uses would not adversely affect nearby sensitive receptors.

Project construction would generate temporary noise level increases. The County of Los Angeles noise ordinances would apply to construction of the project. The noise ordinance prohibits construction between 7:00 PM. and 7:00 AM during weekdays and prohibits construction on Sundays and holidays. Impacts related to operational and construction noise would be **less than significant**.

b, d) With respect to ground vibration, the proposed project would involve construction activities such as site preparation, grading, building the restroom, and paving the parking lot. Each of these is anticipated to result in some vibration that affect nearby residential sensitive receptors.

The vibration velocity level threshold of perception for humans is approximately 65 VdB (Federal Railroad Administration, 1998). A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people (Federal Railroad Administration, 1998). Most perceptible indoor vibration is caused by sources within buildings, such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. The FTA thresholds are 80 VdB at residences and buildings where people normally sleep (e.g.,

nearby residences and daycare facility) and 83 VdB at institutional buildings (e.g., schools and churches). These thresholds apply to conditions where there are an infrequent number of events per day².

Table 6 identifies various vibration velocity levels for the types of construction equipment that would operate at the project site during construction.

Based on the information presented in Table 6, vibration levels could temporarily and intermittently reach up to approximately 81 VdB at the Orange Grove Middle School immediately east of the project site (approximately 50 feet from ground disturbing activity) and up to 75 Vdb at the residents south of the project site (the closest of which is over 100 feet from ground disturbing activity).

Therefore, vibration levels would not exceed the groundborne velocity threshold of 83 VdB for institutional uses, but would exceed the groundborne velocity threshold level of 80 vibration decibels (VdB) established by the Federal Railway Administration for residences where people normally sleep. However, as discussed above, construction activities would be prohibited between 7:00 PM. and 7:00 AM during weekdays and on Sundays and holidays. Therefore, construction would not occur during recognized sleep hours for residences. In addition, the vibration levels would not be anticipated to exceed 100 Vdb, which is the threshold where minor damage can occur in fragile buildings. As such, vibration effects would be **less than significant**.

Table 6
Vibration Source Levels for Construction Equipment

Equipment	Approximate VdB				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	87	81	79	77	75
Loaded Trucks	86	80	78	76	74
Jackhammer	79	73	71	69	67
Small Bulldozer	58	52	50	48	46

Source: Federal Railroad Administration, 1998

e, f) The project site is not within two miles of a public or private airport (Los Angeles County Airport Land Use Commission, Los Angeles County Airport Land Use Plan, Revised December 1, 2004), and therefore would not result in airport noise for people onsite. Therefore, **no impacts** would occur.

² "Infrequent events" is defined by the Federal Railroad Administration as being fewer than 70 vibration events per day.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. <u>POPULATION AND HOUSING</u> —				
Would the Project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The proposed project would not directly induce substantial population growth because no residential units are proposed. The proposed project involves the construction of a passive park adjacent to a Middle School and residences. The proposed project would serve the existing community and would not result in a population increase because the project would not involve residential uses. The project may indirectly induce population growth by creating new jobs during construction, however these jobs would be temporary and would not substantially increase population in the area. Therefore, the project's potential to induce substantial population growth, either directly or indirectly, would be **less than significant**.

b, c) The area to be developed under the proposed project is located on previously disturbed land with no residential uses, and the project would not result in the displacement of housing or people. **No impact** would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XIV. PUBLIC SERVICES

- a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XIV. PUBLIC SERVICES

ratios, response times or other performance objectives for any of the public services:

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.i and ii) The Los Angeles County Sheriff's Department, located approximately 2 ½ miles northeast of the project site at 150 North Hudson Avenue, provides police protection service in the project site vicinity. The proposed project may incrementally increase demand for police protection services. However, this increase would be negligible and no adverse impact to police service is expected.

The Los Angeles County Fire Department provides fire protection, paramedic and emergency medical technician services to the project site. The station closest to the site is located at 2691 South Turnbull Canyon Road, approximately one mile southeast of the project site. The proposed project may incrementally increase the demand for fire protection service; however, the site is within an existing service area. Assuming compliance with Fire Department requirements, no adverse impact to fire protection services would occur.

a.iii, iv, v) The proposed project does not include residential development that would directly result in population increases or increased demand for schools or other facilities. As explained in Section XIII, *Population and Housing*, the project in itself would not induce any additional population growth. For these reasons, **no impact** related to schools, parks or other facilities would occur.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XV. RECREATION --

a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XV. RECREATION --

substantial physical deterioration of the facility would occur or be accelerated?

- b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a, b) The proposed project would involve construction of a passive park on a lot that is currently vacant. The environments impacts associated with the proposed park are discussed within this Initial Study-Mitigated Negative Declaration. The park would increase recreational opportunities for students at the adjacent middle school and for residents in the vicinity of the site. **No impact** would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVI. TRANSPORTATION / TRAFFIC --

Would the Project:

- a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?
- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c) Result in a change in air traffic patterns,

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVI. <u>TRANSPORTATION / TRAFFIC</u> --				
Would the Project:				
including either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b) Traffic trip generation would be incrementally higher for the proposed park as compared to currently vacant site. Based on the *Institution of Transportation Engineer's* (ITE) average daily trip (ADT) rate for city parks, the proposed project would generate approximately 8 average daily trips (ADT). This would incrementally increase traffic on roadways in the immediate project vicinity, but is less than the 500-trip threshold at which the County of Los Angeles normally requires a traffic study. The incremental increase in vehicle trips to the site would not result in a significant impact on the local circulation system. These impacts would be **less than significant**.

c) As discussed in Section VIII, *Hazards and Hazardous Materials*, given the fact that the project site is not located within two miles from the nearest airport, and that the proposed project would not involve the construction of buildings, the project would not present any impediments to air traffic, and would therefore not affect air traffic patterns. Therefore, **no impact** would occur.

d, e) The project site is currently accessible via Orange Grove Avenue, which would remain the access route to the project site after implementation of the project. None of the access roads feature hazardous designs such as sharp curves or dangerous intersections. As described above, the project would not result in levels of traffic congestion that would impede emergency access. Therefore, the project would not create significant traffic safety hazards or adversely affect emergency access, and these impacts would be **less than significant**.

f) The proposed project would not result in changes to the public transportation system that would conflict with adopted policies plans or programs. Additionally, as described in Section XIII, *Population and Housing*, no significant population increase would result from the project

that would increase the burden on public transportation. Therefore, the project would have **no impact** in this regard.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS --				
Would the Project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a, b, e) The proposed project would involve construction of one restroom and therefore would result in an incremental increase in wastewater generation in the area. However, the proposed project would include extending utilities to the park facility. In addition, it is expected that the current wastewater infrastructure and treatment plants that serve the project site vicinity would be adequate to accommodate this increase. **No impact** would occur.

c) The project site is currently pervious. The proposed project would add impervious surfaces



for the parking lot surface, thereby incrementally increasing stormwater generation over current conditions. However, most of the site would continue to be pervious, as a passive park is proposed. In addition, any needed improvements or additions to the storm drain system would be made in conjunction with site development to accommodate runoff from the site. Further, the project would comply with local, state, and federal requirements pertaining to control of stormwater runoff, including National Pollution Discharge Elimination System (NPDES) permits during construction and operation of the project. Therefore, the project would not substantially increase the amount of stormwater draining to local stormwater drainage facilities, and would therefore have **no impact** on such facilities.

d) The proposed project would increase water consumption as compared to the current use of the site for landscape irrigation; however, the project is not expected to significantly affect water supply. Nevertheless, because of ongoing concerns about water supply in the Southern California region, Mitigation Measure U3 shall be incorporated into the design of the project. **With implementation of Mitigation Measure U3, impacts would be less than significant.**

U3 Water Supply. Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:

- To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
- Onsite restrooms shall be fitted with water conserving fixtures, including low flow faucets and toilets.

f, g) The proposed project may incrementally increase onsite solid waste generation as compared to existing conditions. However, this incremental increase would not significantly affect area landfills as the park would implement existing recycling programs. In addition, the project would be required to comply with federal, state, and local statutes and regulations related to solid waste. Impacts would be **less than significant**.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE —

a) Does the Project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE —

animal or eliminate important examples of the major periods of California history or prehistory?

- b) Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) As discussed under Section IV, *Biological Resources*, the project’s impacts on sensitive species or habitat would be **less than significant**. As discussed under Item V, *Cultural Resources*, impacts regarding subsurface cultural resources or remains would be **less than significant with implementation of mitigation measures CR1 and CR2**. Potential impacts to important examples of the major periods of California history or prehistory would be **less than significant**.

b) The project would have less than significant impacts regarding transportation/circulation. Additionally, the project is consistent with the County’s General Plan and Zoning Code. Cumulative impacts related to these issues are accounted for in these documents. Cumulative impacts associated with the project would therefore be **less than significant**.

c) All potential environmental impacts of the project have been determined in this Initial Study to have no impact, a less than significant impact, or a less than significant with mitigation and would therefore also not cause substantial adverse effects on human beings, either directly or indirectly. Therefore, the project would have **less than significant** impacts with regard to direct or indirect substantial adverse effects on human beings.



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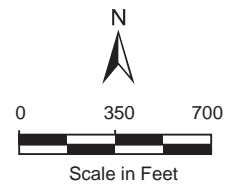
Regional Location

Figure 1



Map Image Copyright © 2010 ESRI and its licensors. All rights reserved. Used by permission.

 Project Site



Site Location

Figure 2



Photo 1 - View of site looking north.



Photo 2 - View of site looking southwest.





Photo 1 - View of Orange Grove School from project site.



Photo 2 - View of residence adjacent to project site.

Surrounding Development

Figure 4
LACDC



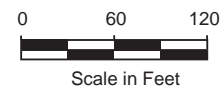


Figure 5

SAN BUENAVENTURA RESEARCH ASSOCIATES

MEMORANDUM

1328 Woodland Drive • Santa Paula CA • 93060

805-525-1909
Fax/Message 888-535-1563
sbra@historicsources.com
www.historicsources.com

To: Joe Power, Rincon Consultants, Inc.
From: Judy Triem, San Buenaventura Research Associates
Date: 14 October 2010
Re: Section 106 Report: Orange Grove Park, Hacienda Heights

1. Description of Undertaking

The proposed project involves construction of a passive park on a vacant 5-acre lot adjacent to Orange Grove Middle School at 14505 Orange Grove Avenue in the unincorporated community of Hacienda Heights. The park will include landscaped areas, walking path, exercise nodes, play equipment, picnic tables, shade structures, restroom, parking, driveways, curb cuts, utilities and associated amenities.

2. Area of Potential Effect

The Area of Potential Effect (APE) includes the project site (APN 8211-013-900) and the adjacent properties. [Figure 1]

3. Description of Location of Undertaking

The project site contains 5 acres of vacant land bounded on the south and west by Orange Grove Avenue, on the north by a residential subdivision and on the east by the Orange Grove Middle School campus. Across Orange Grove Avenue to the south is a residential subdivision from the mid-1960s. Across Orange Grove Avenue to the west is vacant land.

4. Historic Resources/National Register Determination

Historical Background

Hacienda Heights was originally part of the 48,790 acre Rancho La Puente, that formerly belonged to the San Gabriel Mission. The land was granted by Pio Pico to John Rowland and William Workman in 1845, who began to develop the area for ranching and farming.

Workman made a fortune by raising cattle to sell to miners during the Gold Rush of 1848 along with other rancheros F.P.F. Temple and John Temple. Workman and Temple were able to patent their ranchos after California became part of the United States. The cattle raising was replaced by farming. Workman and Temple established businesses driven by the increased population arriving in Southern California. By the 1870s both families had invested in banking and development. During a bank panic in 1875 the Workman-Temple Bank became mortgaged to Elias "Lucky" Baldwin. Workman lost a large portion of his rancho to Baldwin, whose daughter Anita eventually sold it off in 1912. Edwin Hart and Jed Torrance purchased 1,826 acres and subdivided it, a portion of which became North Whittier Heights. The name North Whittier Heights changed to Hacienda Heights in 1961. Several attempts to incorporate the community have all failed. The Workman family was able to retain 75 acres of the rancho that in-

Section 106 Report

Orange Grove Park, Hacienda Heights

cluded the original adobe and other buildings. Today these buildings, just a few miles north of Hacienda Heights, are a museum known as the Workman and Temple Homestead Museum.

The La Puente Valley, which Hacienda Heights is a part, was known for its abundance of citrus, walnut and avocado crops and maintained its agricultural character along with industrial areas for oil until World War II. Following the war, a building boom led to the eventual loss of agriculture.

Site Specific History

The project site is a vacant property that was originally part of the Orange Grove Middle School grounds but presently undeveloped. The Orange Grove Middle School was apparently built ca 1964 on lands that were originally orange groves. A year earlier the housing development to the north was developed and in 1966 the housing development to the south was developed.

National Register Eligibility

Properties Less Than 50 Years of Age

All of the buildings within the APE are less than 50 years of age. Properties less than 50 years of age may be eligible if they can be found to be “exceptional.” While no hard and fast definition for “exceptional” is provided in the NRHP literature, the special language developed to support nominating these properties was clearly intended to accommodate properties which demonstrate a level of importance such that their historical significance can be understood without the passage of time. In general, according to NRHP literature, eligible “exceptional” properties may include, “resources so fragile that survivors of any age are unusual. [Exceptionalness] may be a function of the relative age of a community and its perceptions of old and new. It may be represented by a building or structure whose developmental or design value is quickly recognized as historically significant by the architectural or engineering profession [or] it may be reflected in a range of resources for which the community has an unusually strong associative attachment.” None of the subject properties in the APE appear to rise to the exceptional level.

Conclusion

Presently no known properties within the APE are either listed or eligible for listing on the National Register of Historic Places.

5. Information from Local Organizations

No historical organizations were identified to contact for this report.

6. Selected Sources

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Section 106 Report
Orange Grove Park, Hacienda Heights

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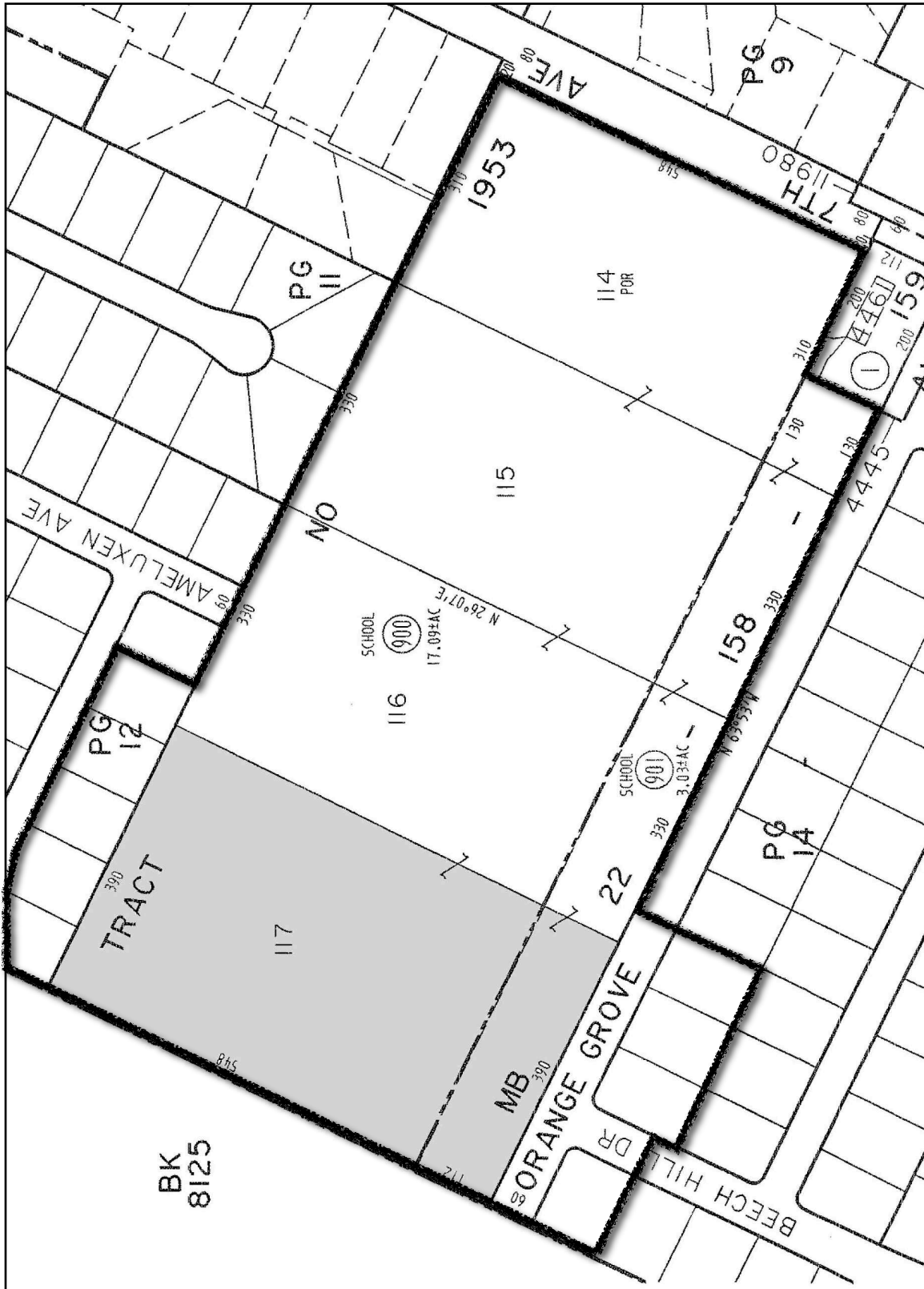


Figure 1. Project Location and APE [Source: Los Angeles County Assessor, Map Book 8211, Page 13]



Photo 1. Project site, facing northwest. [7 October 2010]



Photo 2. Orange Grove Middle School building, adjacent to project site, facing east. [7 October 2010]



Photo 3. Residence across from project site, facing south. [7 October 2010]



Photo 4. Residence across from project site, facing north. [7 October 2010]



**PHASE 1 ARCHAEOLOGICAL SURVEY REPORT
OF APPROXIMATELY 5-ACRES FOR THE
ORANGE GROVE PARK PROJECT
HACIENDA HEIGHTS, LOS ANGELES COUNTY,
CALIFORNIA
(USGS 7.5' Los Angeles Quadrangle)**

Prepared for:

**Los Angeles County
Development Commission**

2 Coral Circle
Monterey Park, California 91755

Contact: Donald Dean

Prepared by:

Conejo Archaeological Consultants Community

2321 Goldsmith Avenue
Thousand Oaks, California 91360
805/494-4309

Author: Mary Maki

Document No. 10-546
August 25, 2010

I. INTRODUCTION WITH PROJECT DESCRIPTION AND LOCATION

This report was prepared at the request of Rincon Consultants for the Los Angeles County Community Development Commission (CDC). It presents the results of a Phase I archaeological investigation conducted by Conejo Archaeological Consultants (Conejo) for the Orange Grove Park Project. Public funds will be used in the construction of a passive park on a vacant 5-acre lot adjacent to and west of Orange Grove Middle School at 14505 Orange Grove Avenue in the unincorporated community of Hacienda Heights, Los Angeles County (Exhibits 1, 2, 3 & 4). The new park will include landscaped areas, walking paths, exercise nodes, play equipment, picnic tables, shade structures, restroom, parking, driveways, curb cuts, utilities, and associated amenities.

The project's Area of Potential Effect (APE) consists of the westernmost portion APN 8211-013-900 and is bordered by single-family residences to the north, Orange Grove Elementary School to the east, Orange Grove Avenue to the south, and a wilderness preserve and vacant land to the west. (Exhibit 2). The project APE falls within Township 2 South, Range 11 West on the USGS 7.5' Baldwin Park Quadrangle, within the historic boundaries of Rancho La Puente (Exhibit 3).

This archaeological study was undertaken in compliance with Section 106 of the National Historic Preservation Act and its implementing regulations under 36 CFR 800 (as amended). This study also complies with Section 21083.2 of the California Environmental Quality Act.

II. STUDY FINDINGS

Based on the South Central Coastal Information Center's (SCCIC) record search results and Conejo's survey findings, the Orange Grove Park Project there are no archaeological resources within the project APE. Therefore, no further archaeological investigations are warranted prior to project approval. In the unexpected event that prehistoric and/or historic cultural materials are encountered during construction, all earth disturbing work within the vicinity of the find must be temporarily halted until a qualified archaeologist can evaluate the nature and significance of the find, as detailed in Section VI of this report.

III. ENVIRONMENTAL SETTING

Physical Environment: The project APE is located on a 5- acre vacant lot, located along the eastern foot of the Puente Hills (Exhibit 4). The project site is fairly flat with an elevation of approximately 158 meters (520 ft.) above mean sea level. The project APE vegetation is disturbed and consists primarily of weedy species. A small drainage is located approximately 38 meters (124 feet) west-northwest of the project's western boundary. The project site has been periodically used for the dumping of soils and wood chips, and occasionally storage of school district trailers.

Cultural Environment:

Prehistory. The project site lies within the historic territory of the Native American group known as the Gabrielino, one of the wealthiest, most populous, and most powerful ethnic nationalities in aboriginal southern California (Bean and Smith 1978). The Gabrielino followed a sophisticated hunter-gatherer lifestyle, and were a deeply spiritual people (McCawley 1996). The Gabrielino territory included the Los Angeles Basin (which includes the watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers), the coast from Aliso Creek in the south to Topanga Creek in the north, and the four southern Channel Islands. For in depth information on the Gabrielino, the reader is referred to McCawley's (1996) *The First Angelinos, The Gabrielino Indians of Los Angeles*.

History. Rincon Consultants (2010:11-15) reviewed historic maps and aerial photographs dating from 1904 to 1994 to determine the following historic land use of the project APE. From 1904 to 1912, the project APE appears as vacant land to the east of the La Puente Hills. The next available reference is dated 1927 and it continues to show the project as vacant land, but Orange Grove Avenue, 7th Avenue and Los Robles Avenue are all present. In 1928, the project APE appears as an orchard. An orchard is present through at least 1953. In 1963, the property was purchased by the Hacienda la Puente Unified School District (USD). In 1964, Orange Grove Elementary School was constructed. Since at least 1966 the project APE has remained vacant, with the exception of occasional trailers and/or storage sheds temporarily stored on the property by the Hacienda La Puente USD. Mark Hansberger, Director of Facilities for Hacienda La Puente USD has indicated that prior to 1963, the project APE was part of an orange grove owned by the Bodinus Land Company (Rincon Consultants 2010:16).

IV. SOURCES CONSULTED

Results:

South Central Coastal Information Center

A record search was conducted at the SCCIC housed at CSU Fullerton by Mary Maki on August 19, 2010. No archaeological sites are recorded within the project APE, but two prehistoric and three historic archaeological sites are recorded within a 0.5-mile radius and are described below:

- 19-002553 consisted of four fragments of groundstone and that has since been destroyed by construction of the Puente Hills Landfill (Shepard 1997a).
- 19-002556H consisted of a historic livestock watering trough, associated pipes, and associated access road. This site was destroyed by landfill operations (Shepard 1997b).
- 19-002557H was a historic brick platform with a few unidentifiable metal items that was destroyed by landfill landscaping (Shepard 1997c).
- 19-002558H was recorded by as an historic coral area associated with the Pellissier Ranch. This site has been mostly disturbed by landfill landscaping, but deeper buried deposits may still exist (Shepard 1997d).
- 19-002559 is a small prehistoric lithic scatter consisting of fragments of eroded and poorly preserved ground stone (mano, metate, hammerstone). This site may represent a temporary gathering/processing location (Shepard 1997e).

None of the above sites will be directly or indirectly impacted by construction of the proposed park.

Four archaeological investigations have been conducted within a 0.5-mile radius of the APE. All four investigations were associated with the La Puente Landfill located to the west-northwest of the project APE. None of these surveys included the project APE.

Federal, State & Local Historic Listings

The National Register of Historic Places (NRHP), California Historical Landmarks and California Points of Historical Interest include no properties within or adjacent to the project site (National Park Service 2010,

Office of Historic Preservation 2010a, 1992). The California State Historic Resources Inventory (HRI) lists no properties within one block of the APE (Office of Historic Preservation 2010b).

Section 106 Review of the Built Environment

San Buenaventura Research Associates was retained by Rincon Consultants to conduct the Section 106 review of the project APE's built environment.

V. FIELD METHODS

The 5-acre project APE was surveyed by Mary Maki on August 19, 2010 (Exhibits 2, 3 & 4). Ms. Maki is certified by the Register of Professional Archaeologists (RPA) and has over 20 years archaeological experience in southern California.

The project APE boundaries were clearly delineated by fencing and surrounding development. The property was surveyed using linear transects spaced at 5 meter (16 feet) intervals. Within each transect a tight zigzag pattern was walked to maximize ground surface coverage. All visible ground surfaces were carefully inspected for evidence of prehistoric or historic resources; no such evidence was observed. Ground surface visibility ranged from good to poor, but was adequate enough to have confidence in the survey results. Several soil piles and mulch piles were present in the central portion of the project APE. These piles are from excess dirt and green waste generated from other Hacienda la Puente USD owned sites (Rincon 2010:1). Brick, wood and concrete fragments were observed in some of the soil piles. The ground surface throughout the project APE was disturbed to an unknown extent by at least 25 years of agricultural activities associated with maintaining an orchard.

VI. REMARKS & RECOMENDATIONS

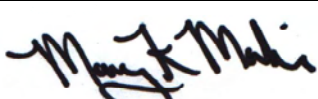
Based on the SCCIC record search findings and Conejo's survey results, no impact to archaeological resources is anticipated from project development. Therefore, no further archaeological investigation is warranted prior to project implementation as long as the following two recommendations are included as conditions of project approval.

1. In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project APE must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Gabrielino representative should monitor any archaeological field work

associated with Native American materials.

2. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

VII. CERTIFICATION

Prepared By: Mary K. Maki	Title: Principal Investigator	Qualification: RPA Certified 20 Years So. CA arch experience
Signature: 		Date: August 25, 2010

X. CITATIONS

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Business Associates, Inc.

Shepard, Richard

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1997c 19-002557H Archaeological Site Record, on file at the South Central Coastal Information
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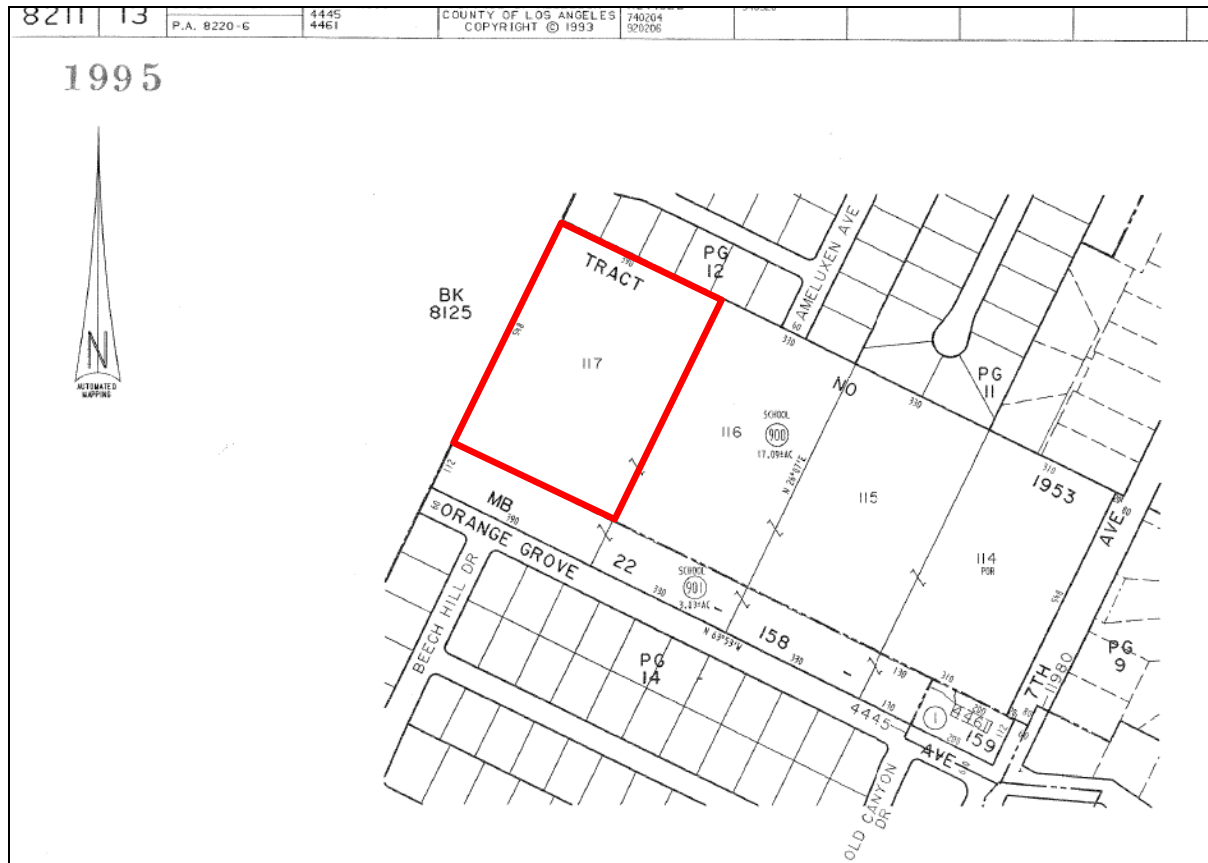
1997d 19-002558H Archaeological Site Record, on file at the South Central Coastal Information
Center.

1997e 19-002559 Archaeological Site Record, on file at the South Central Coastal Information
Center.



PROJECT VICINITY MAP
Orange Grove Park Project
Hacienda Heights, Los Angeles County

Exhibit 1

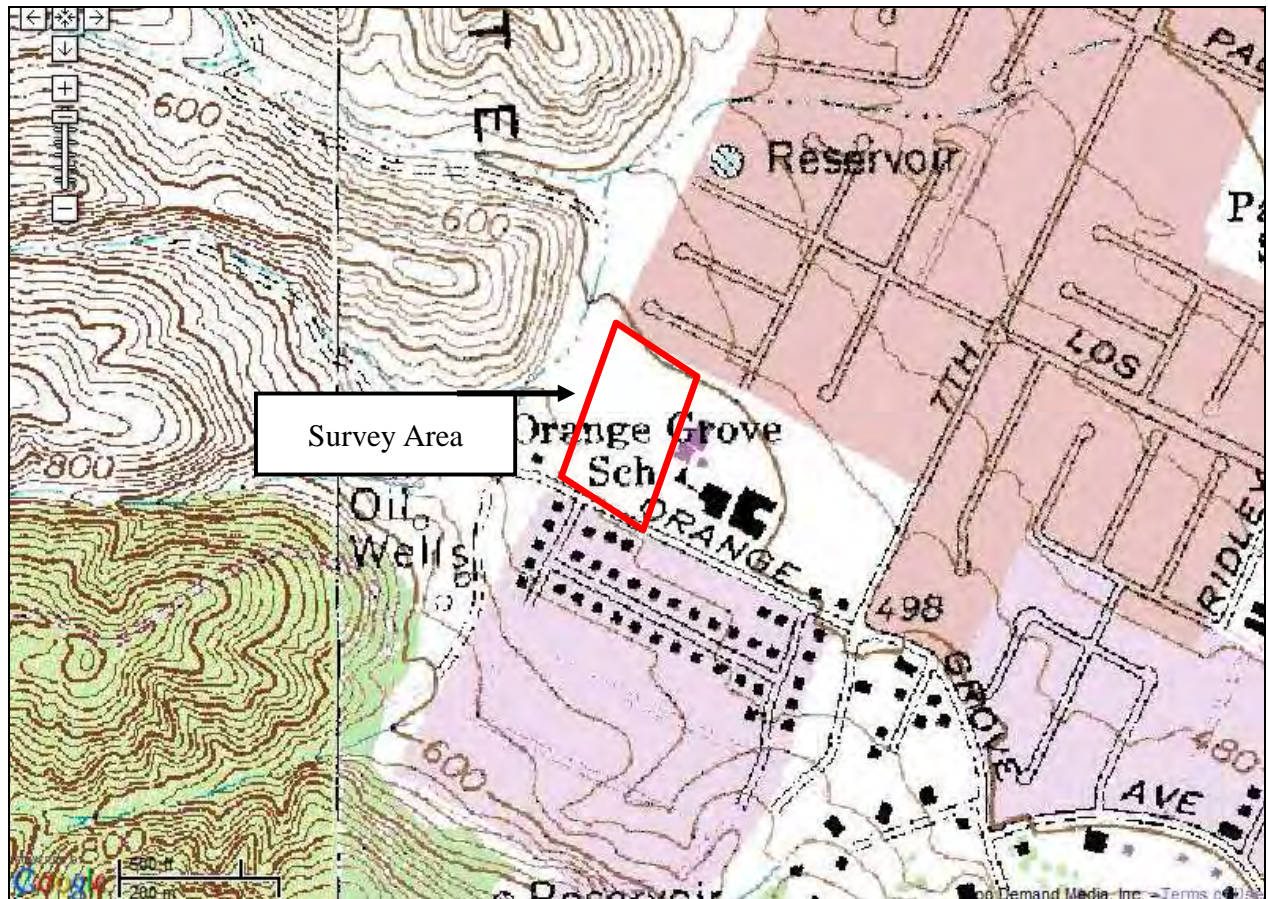


Source: Los Angeles County Assessor

ARCHAEOLOGICAL APE

Orange Grove Park Project
Hacienda Heights, Los Angeles County

Exhibit 2



Source: Trails.com/ USGS 7.5' Baldwin Park & El Monte Quadrangles

ARCHAEOLOGICAL SURVEY AREA

Orange Grove Park Project
Hacienda Heights, Los Angeles County

Exhibit 3



Source: Google Earth

AERIAL OVERVIEW

Orange Grove Park Project
Hacienda Heights, Los Angeles County

Exhibit 4

Orange Grove Park
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
City Park	5	Acre

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Utility Company	Southern California Edison
Climate Zone	8	Precipitation Freq (Days)	33		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Estimated construction schedule

Grading - Five acre site

Trips and VMT - Estimated number of worker trips

Construction Off-road Equipment Mitigation -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2012	10.46	84.75	48.16	0.07	18.13	4.27	22.40	9.93	4.27	14.20	0.00	8,049.45	0.00	0.94	0.00	8,069.11
2013	9.93	80.02	45.66	0.07	18.13	3.94	22.06	9.93	3.94	13.87	0.00	8,048.45	0.00	0.89	0.00	8,067.21
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2012	10.46	84.75	48.16	0.07	7.11	4.27	11.38	3.88	4.27	8.15	0.00	8,049.45	0.00	0.94	0.00	8,069.11
2013	9.93	80.02	45.66	0.07	7.11	3.94	11.04	3.88	3.94	7.81	0.00	8,048.45	0.00	0.89	0.00	8,067.21
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Mobile	0.05	0.11	0.45	0.00	0.08	0.00	0.08	0.00	0.00	0.01		73.25		0.00		73.34
Total	0.05	0.11	0.45	0.00	0.08	0.00	0.08	0.00	0.00	0.01		73.25		0.00	0.00	73.34

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Mobile	0.05	0.11	0.45	0.00	0.08	0.00	0.08	0.00	0.00	0.01		73.25		0.00		73.34
Total	0.05	0.11	0.45	0.00	0.08	0.00	0.08	0.00	0.00	0.01		73.25		0.00	0.00	73.34

3.0 Construction Detail

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.07	0.00	18.07	9.93	0.00	9.93						0.00
Off-Road	10.43	84.72	47.82	0.07		4.27	4.27		4.27	4.27		7,997.69		0.93		8,017.28
Total	10.43	84.72	47.82	0.07	18.07	4.27	22.34	9.93	4.27	14.20		7,997.69		0.93		8,017.28

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.34	0.00	0.06	0.00	0.06	0.00	0.00	0.00		51.76		0.00		51.83
Total	0.03	0.03	0.34	0.00	0.06	0.00	0.06	0.00	0.00	0.00		51.76		0.00		51.83

3.2 Site Preparation - 2012

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.05	0.00	7.05	3.87	0.00	3.87						0.00
Off-Road	10.43	84.72	47.82	0.07		4.27	4.27		4.27	4.27	0.00	7,997.69		0.93		8,017.28
Total	10.43	84.72	47.82	0.07	7.05	4.27	11.32	3.87	4.27	8.14	0.00	7,997.69		0.93		8,017.28

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.34	0.00	0.06	0.00	0.06	0.00	0.00	0.00		51.76		0.00		51.83
Total	0.03	0.03	0.34	0.00	0.06	0.00	0.06	0.00	0.00	0.00		51.76		0.00		51.83

3.2 Site Preparation - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.07	0.00	18.07	9.93	0.00	9.93						0.00
Off-Road	9.90	79.99	45.35	0.07		3.93	3.93		3.93	3.93		7,997.69		0.89		8,016.38
Total	9.90	79.99	45.35	0.07	18.07	3.93	22.00	9.93	3.93	13.86		7,997.69		0.89		8,016.38

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83
Total	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83

3.2 Site Preparation - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.05	0.00	7.05	3.87	0.00	3.87						0.00
Off-Road	9.90	79.99	45.35	0.07		3.93	3.93		3.93	3.93	0.00	7,997.69		0.89		8,016.38
Total	9.90	79.99	45.35	0.07	7.05	3.93	10.98	3.87	3.93	7.80	0.00	7,997.69		0.89		8,016.38

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83
Total	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83

3.3 Grading - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.06	0.00	6.06	3.31	0.00	3.31						0.00
Off-Road	6.36	48.81	31.00	0.05		2.73	2.73		2.73	2.73		5,240.06		0.57		5,252.04
Total	6.36	48.81	31.00	0.05	6.06	2.73	8.79	3.31	2.73	6.04		5,240.06		0.57		5,252.04

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83
Total	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83

3.3 Grading - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.37	0.00	2.37	1.29	0.00	1.29						0.00
Off-Road	6.36	48.81	31.00	0.05		2.73	2.73		2.73	2.73	0.00	5,240.06		0.57		5,252.04
Total	6.36	48.81	31.00	0.05	2.37	2.73	5.10	1.29	2.73	4.02	0.00	5,240.06		0.57		5,252.04

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83
Total	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83

3.4 Building Construction - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.17	34.66	23.45	0.04		2.28	2.28		2.28	2.28		4,040.62		0.46		4,050.31
Total	5.17	34.66	23.45	0.04		2.28	2.28		2.28	2.28		4,040.62		0.46		4,050.31

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83
Total	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83

3.4 Building Construction - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.17	34.66	23.45	0.04		2.28	2.28		2.28	2.28	0.00	4,040.62		0.46		4,050.31
Total	5.17	34.66	23.45	0.04		2.28	2.28		2.28	2.28	0.00	4,040.62		0.46		4,050.31

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83
Total	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83

3.5 Paving - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.53	33.81	20.89	0.03		2.93	2.93		2.93	2.93		2,917.64		0.50		2,928.05
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	5.53	33.81	20.89	0.03		2.93	2.93		2.93	2.93		2,917.64		0.50		2,928.05

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83
Total	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83

3.5 Paving - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.53	33.81	20.89	0.03		2.93	2.93		2.93	2.93	0.00	2,917.64		0.50		2,928.05
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	5.53	33.81	20.89	0.03		2.93	2.93		2.93	2.93	0.00	2,917.64		0.50		2,928.05

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83
Total	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83

3.6 Architectural Coating - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.00					0.00	0.00		0.00	0.00						0.00
Off-Road	0.49	2.96	1.94	0.00		0.27	0.27		0.27	0.27		281.19		0.04		282.10
Total	0.49	2.96	1.94	0.00		0.27	0.27		0.27	0.27		281.19		0.04		282.10

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83
Total	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83

3.6 Architectural Coating - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.00					0.00	0.00		0.00	0.00						0.00
Off-Road	0.49	2.96	1.94	0.00		0.27	0.27		0.27	0.27	0.00	281.19		0.04		282.10
Total	0.49	2.96	1.94	0.00		0.27	0.27		0.27	0.27	0.00	281.19		0.04		282.10

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83
Total	0.03	0.03	0.31	0.00	0.06	0.00	0.06	0.00	0.00	0.00		50.77		0.00		50.83

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.05	0.11	0.45	0.00	0.08	0.00	0.08	0.00	0.00	0.01		73.25		0.00		73.34
Unmitigated	0.05	0.11	0.45	0.00	0.08	0.00	0.08	0.00	0.00	0.01		73.25		0.00		73.34
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	7.95	7.95	7.95	22,678	22,678
Total	7.95	7.95	7.95	22,678	22,678

4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
City Park	8.90	13.30	7.40	33.00	48.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
NaturalGas Unmitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
City Park	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Total		0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
City Park	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Total		0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Unmitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.00					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.00					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.00					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.00					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Orange Grove Park
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
City Park	5	Acre

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Utility Company	Southern California Edison
Climate Zone	8	Precipitation Freq (Days)	33		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Estimated construction schedule

Grading - Five acre site

Trips and VMT - Estimated number of worker trips

Construction Off-road Equipment Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2012	0.11	0.89	0.51	0.00	0.32	0.04	0.36	0.17	0.04	0.22	0.00	76.63	76.63	0.01	0.00	76.82
2013	0.48	3.43	2.18	0.00	0.51	0.22	0.73	0.28	0.22	0.49	0.00	325.32	325.32	0.04	0.00	326.14
Total	0.59	4.32	2.69	0.00	0.83	0.26	1.09	0.45	0.26	0.71	0.00	401.95	401.95	0.05	0.00	402.96

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2012	0.11	0.89	0.51	0.00	0.12	0.04	0.17	0.07	0.04	0.11	0.00	76.63	76.63	0.01	0.00	76.82
2013	0.48	3.43	2.18	0.00	0.20	0.22	0.42	0.11	0.22	0.33	0.00	325.32	325.32	0.04	0.00	326.14
Total	0.59	4.32	2.69	0.00	0.32	0.26	0.59	0.18	0.26	0.44	0.00	401.95	401.95	0.05	0.00	402.96

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Energy	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	0.01	0.02	0.08	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	11.58	11.58	0.00	0.00	11.59
Waste						0.00	0.00		0.00	0.00	0.09	0.00	0.09	0.01	0.00	0.20
Water						0.00	0.00		0.00	0.00	0.00	19.25	19.25	0.00	0.00	19.37
Total	0.01	0.02	0.08	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.09	30.83	30.92	0.01	0.00	31.16

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Energy	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	0.01	0.02	0.08	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	11.58	11.58	0.00	0.00	11.59
Waste						0.00	0.00		0.00	0.00	0.09	0.00	0.09	0.01	0.00	0.20
Water						0.00	0.00		0.00	0.00	0.00	19.25	19.25	0.00	0.00	19.37
Total	0.01	0.02	0.08	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.09	30.83	30.92	0.01	0.00	31.16

3.0 Construction Detail

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.32	0.00	0.32	0.17	0.00	0.17	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.11	0.89	0.50	0.00		0.04	0.04		0.04	0.04	0.00	76.16	76.16	0.01	0.00	76.35
Total	0.11	0.89	0.50	0.00	0.32	0.04	0.36	0.17	0.04	0.21	0.00	76.16	76.16	0.01	0.00	76.35

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.47	0.47	0.00	0.00	0.47
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.47	0.47	0.00	0.00	0.47

3.2 Site Preparation - 2012

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.12	0.00	0.12	0.07	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.11	0.89	0.50	0.00		0.04	0.04		0.04	0.04	0.00	76.16	76.16	0.01	0.00	76.35
Total	0.11	0.89	0.50	0.00	0.12	0.04	0.16	0.07	0.04	0.11	0.00	76.16	76.16	0.01	0.00	76.35

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.47	0.47	0.00	0.00	0.47
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.47	0.47	0.00	0.00	0.47

3.2 Site Preparation - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.32	0.00	0.32	0.17	0.00	0.17	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.07	0.56	0.32	0.00		0.03	0.03		0.03	0.03	0.00	50.77	50.77	0.01	0.00	50.89
Total	0.07	0.56	0.32	0.00	0.32	0.03	0.35	0.17	0.03	0.20	0.00	50.77	50.77	0.01	0.00	50.89

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.31	0.00	0.00	0.31
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.31	0.00	0.00	0.31

3.2 Site Preparation - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.12	0.00	0.12	0.07	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.07	0.56	0.32	0.00		0.03	0.03		0.03	0.03	0.00	50.77	50.77	0.01	0.00	50.89
Total	0.07	0.56	0.32	0.00	0.12	0.03	0.15	0.07	0.03	0.10	0.00	50.77	50.77	0.01	0.00	50.89

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.31	0.00	0.00	0.31
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.31	0.00	0.00	0.31

3.3 Grading - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.19	0.00	0.19	0.10	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.20	1.51	0.96	0.00		0.08	0.08		0.08	0.08	0.00	147.32	147.32	0.02	0.00	147.66
Total	0.20	1.51	0.96	0.00	0.19	0.08	0.27	0.10	0.08	0.18	0.00	147.32	147.32	0.02	0.00	147.66

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.35	1.35	0.00	0.00	1.36
Total	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.35	1.35	0.00	0.00	1.36

3.3 Grading - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.07	0.00	0.07	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.20	1.51	0.96	0.00		0.08	0.08		0.08	0.08	0.00	147.32	147.32	0.02	0.00	147.66
Total	0.20	1.51	0.96	0.00	0.07	0.08	0.15	0.04	0.08	0.12	0.00	147.32	147.32	0.02	0.00	147.66

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.35	1.35	0.00	0.00	1.36
Total	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.35	1.35	0.00	0.00	1.36

3.4 Building Construction - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.09	0.61	0.41	0.00		0.04	0.04		0.04	0.04	0.00	64.13	64.13	0.01	0.00	64.28
Total	0.09	0.61	0.41	0.00		0.04	0.04		0.04	0.04	0.00	64.13	64.13	0.01	0.00	64.28

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.76	0.76	0.00	0.00	0.77
Total	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.76	0.76	0.00	0.00	0.77

3.4 Building Construction - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.09	0.61	0.41	0.00		0.04	0.04		0.04	0.04	0.00	64.13	64.13	0.01	0.00	64.28
Total	0.09	0.61	0.41	0.00		0.04	0.04		0.04	0.04	0.00	64.13	64.13	0.01	0.00	64.28

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.76	0.76	0.00	0.00	0.77
Total	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.76	0.76	0.00	0.00	0.77

3.5 Paving - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.11	0.69	0.43	0.00		0.06	0.06		0.06	0.06	0.00	54.25	54.25	0.01	0.00	54.44
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.11	0.69	0.43	0.00		0.06	0.06		0.06	0.06	0.00	54.25	54.25	0.01	0.00	54.44

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.90	0.90	0.00	0.00	0.90
Total	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.90	0.90	0.00	0.00	0.90

3.5 Paving - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.11	0.69	0.43	0.00		0.06	0.06		0.06	0.06	0.00	54.25	54.25	0.01	0.00	54.44
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.11	0.69	0.43	0.00		0.06	0.06		0.06	0.06	0.00	54.25	54.25	0.01	0.00	54.44

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.90	0.90	0.00	0.00	0.90
Total	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.90	0.90	0.00	0.00	0.90

3.6 Architectural Coating - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.05	0.04	0.00		0.00	0.00		0.00	0.00	0.00	4.72	4.72	0.00	0.00	4.73
Total	0.01	0.05	0.04	0.00		0.00	0.00		0.00	0.00	0.00	4.72	4.72	0.00	0.00	4.73

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81	0.81	0.00	0.00	0.81
Total	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81	0.81	0.00	0.00	0.81

3.6 Architectural Coating - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.05	0.04	0.00		0.00	0.00		0.00	0.00	0.00	4.72	4.72	0.00	0.00	4.73
Total	0.01	0.05	0.04	0.00		0.00	0.00		0.00	0.00	0.00	4.72	4.72	0.00	0.00	4.73

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81	0.81	0.00	0.00	0.81
Total	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81	0.81	0.00	0.00	0.81

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.01	0.02	0.08	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	11.58	11.58	0.00	0.00	11.59
Unmitigated	0.01	0.02	0.08	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	11.58	11.58	0.00	0.00	11.59
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	7.95	7.95	7.95	22,678	22,678
Total	7.95	7.95	7.95	22,678	22,678

4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
City Park	8.90	13.30	7.40	33.00	48.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NaturalGas Mitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NaturalGas Unmitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
City Park	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total		0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
City Park	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total		0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
City Park	0					0.00	0.00	0.00	0.00
Total						0.00	0.00	0.00	0.00

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
City Park	0					0.00	0.00	0.00	0.00
Total						0.00	0.00	0.00	0.00

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unmitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

7.0 Water Detail

7.1 Mitigation Measures Water

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					19.25	0.00	0.00	19.37
Unmitigated					19.25	0.00	0.00	19.37
Total	NA	NA	NA	NA	NA	NA	NA	NA

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
City Park	0 / 5.95741					19.25	0.00	0.00	19.37
Total						19.25	0.00	0.00	19.37

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
City Park	0 / 5.95741					19.25	0.00	0.00	19.37
Total						19.25	0.00	0.00	19.37

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					0.09	0.01	0.00	0.20
Unmitigated					0.09	0.01	0.00	0.20
Total	NA	NA	NA	NA	NA	NA	NA	NA

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
City Park	0.43					0.09	0.01	0.00	0.20
Total						0.09	0.01	0.00	0.20

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
City Park	0.43					0.09	0.01	0.00	0.20
Total						0.09	0.01	0.00	0.20

9.0 Vegetation

SAN BUENAVENTURA RESEARCH ASSOCIATES

MEMORANDUM

1328 Woodland Drive • Santa Paula CA • 93060

805-525-1909
Fax/Message 888-535-1563
sbra@historicsources.com
www.historicsources.com

To: Joe Power, Rincon Consultants, Inc.
From: Judy Triem, San Buenaventura Research Associates
Date: 14 October 2010
Re: Section 106 Report: Orange Grove Park, Hacienda Heights

1. Description of Undertaking

The proposed project involves construction of a passive park on a vacant 5-acre lot adjacent to Orange Grove Middle School at 14505 Orange Grove Avenue in the unincorporated community of Hacienda Heights. The park will include landscaped areas, walking path, exercise nodes, play equipment, picnic tables, shade structures, restroom, parking, driveways, curb cuts, utilities and associated amenities.

2. Area of Potential Effect

The Area of Potential Effect (APE) includes the project site (APN 8211-013-900) and the adjacent properties. [Figure 1]

3. Description of Location of Undertaking

The project site contains 5 acres of vacant land bounded on the south and west by Orange Grove Avenue, on the north by a residential subdivision and on the east by the Orange Grove Middle School campus. Across Orange Grove Avenue to the south is a residential subdivision from the mid-1960s. Across Orange Grove Avenue to the west is vacant land.

4. Historic Resources/National Register Determination

Historical Background

Hacienda Heights was originally part of the 48,790 acre Rancho La Puente, that formerly belonged to the San Gabriel Mission. The land was granted by Pio Pico to John Rowland and William Workman in 1845, who began to develop the area for ranching and farming.

Workman made a fortune by raising cattle to sell to miners during the Gold Rush of 1848 along with other rancheros F.P.F. Temple and John Temple. Workman and Temple were able to patent their ranchos after California became part of the United States. The cattle raising was replaced by farming. Workman and Temple established businesses driven by the increased population arriving in Southern California. By the 1870s both families had invested in banking and development. During a bank panic in 1875 the Workman-Temple Bank became mortgaged to Elias "Lucky" Baldwin. Workman lost a large portion of his rancho to Baldwin, whose daughter Anita eventually sold it off in 1912. Edwin Hart and Jed Torrance purchased 1,826 acres and subdivided it, a portion of which became North Whittier Heights. The name North Whittier Heights changed to Hacienda Heights in 1961. Several attempts to incorporate the community have all failed. The Workman family was able to retain 75 acres of the rancho that in-

Section 106 Report

Orange Grove Park, Hacienda Heights

cluded the original adobe and other buildings. Today these buildings, just a few miles north of Hacienda Heights, are a museum known as the Workman and Temple Homestead Museum.

The La Puente Valley, which Hacienda Heights is a part, was known for its abundance of citrus, walnut and avocado crops and maintained its agricultural character along with industrial areas for oil until World War II. Following the war, a building boom led to the eventual loss of agriculture.

Site Specific History

The project site is a vacant property that was originally part of the Orange Grove Middle School grounds but presently undeveloped. The Orange Grove Middle School was apparently built ca 1964 on lands that were originally orange groves. A year earlier the housing development to the north was developed and in 1966 the housing development to the south was developed.

National Register Eligibility

Properties Less Than 50 Years of Age

All of the buildings within the APE are less than 50 years of age. Properties less than 50 years of age may be eligible if they can be found to be “exceptional.” While no hard and fast definition for “exceptional” is provided in the NRHP literature, the special language developed to support nominating these properties was clearly intended to accommodate properties which demonstrate a level of importance such that their historical significance can be understood without the passage of time. In general, according to NRHP literature, eligible “exceptional” properties may include, “resources so fragile that survivors of any age are unusual. [Exceptionalness] may be a function of the relative age of a community and its perceptions of old and new. It may be represented by a building or structure whose developmental or design value is quickly recognized as historically significant by the architectural or engineering profession [or] it may be reflected in a range of resources for which the community has an unusually strong associative attachment.” None of the subject properties in the APE appear to rise to the exceptional level.

Conclusion

Presently no known properties within the APE are either listed or eligible for listing on the National Register of Historic Places.

5. Information from Local Organizations

No historical organizations were identified to contact for this report.

6. Selected Sources

California Historical Landmarks, 1990.

Cowan, Robert G. *Ranchos of California*. Los Angeles: Historical Society of Southern California.

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Federal Register Listings through January, 2009.

Los Angeles Assessor's Office website for parcel information and dates of construction.

"La Puente Valley Community History." www.colapublib.org/history/lapuate/

Workman and Temple Homestead Museum. www.homesteadmuseum.org

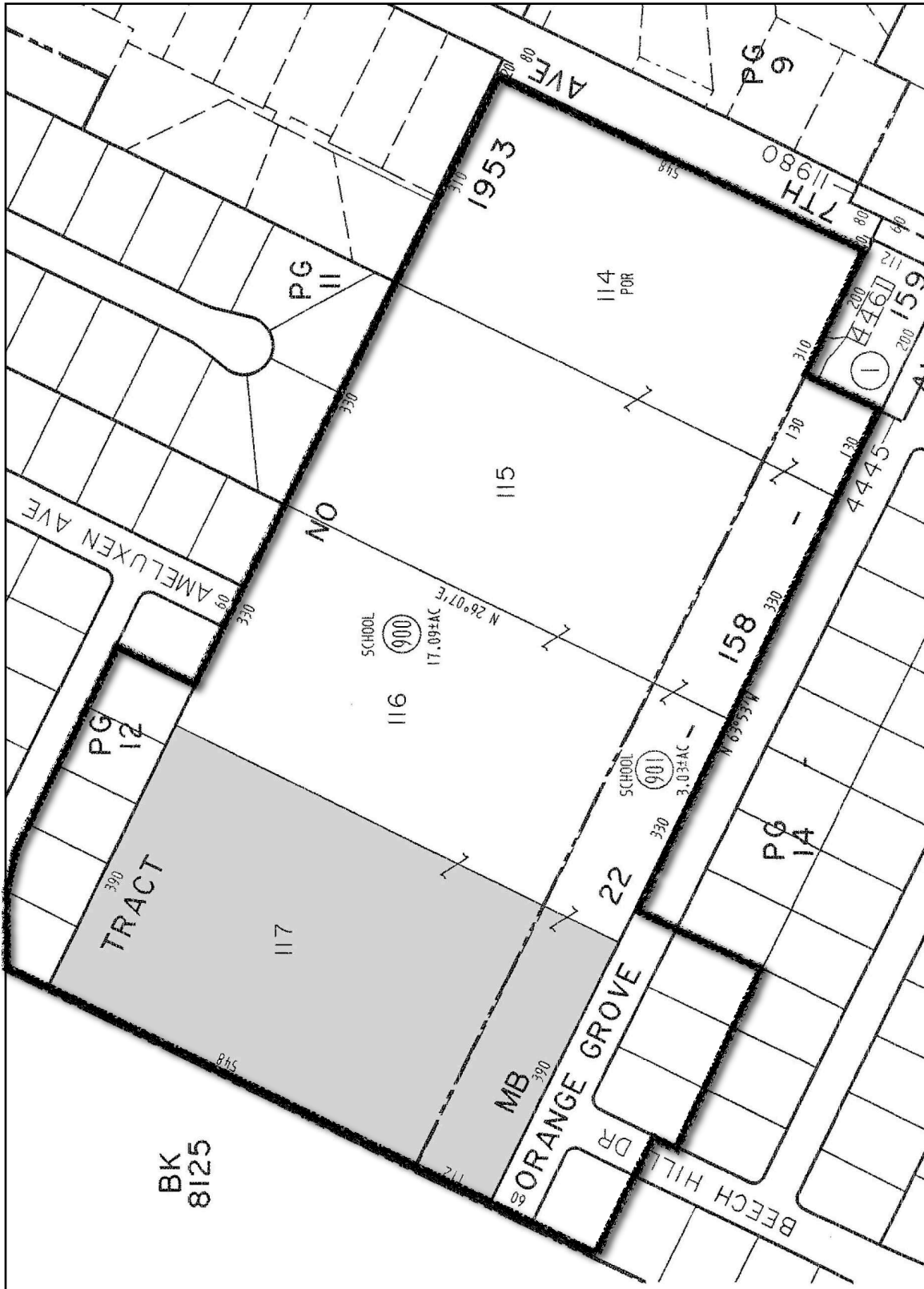


Figure 1. Project Location and APE [Source: Los Angeles County Assessor, Map Book 8211, Page 13]



Photo 1. Project site, facing northwest. [7 October 2010]



Photo 2. Orange Grove Middle School building, adjacent to project site, facing east. [7 October 2010]



Photo 3. Residence across from project site, facing south. [7 October 2010]



Photo 4. Residence across from project site, facing north. [7 October 2010]



**PHASE 1 ARCHAEOLOGICAL SURVEY REPORT
OF APPROXIMATELY 5-ACRES FOR THE
ORANGE GROVE PARK PROJECT
HACIENDA HEIGHTS, LOS ANGELES COUNTY,
CALIFORNIA
(USGS 7.5' Los Angeles Quadrangle)**

Prepared for:

**Los Angeles County
Development Commission**

2 Coral Circle
Monterey Park, California 91755

Contact: Donald Dean

Prepared by:

Conejo Archaeological Consultants Community

2321 Goldsmith Avenue
Thousand Oaks, California 91360
805/494-4309

Author: Mary Maki

Document No. 10-546
August 25, 2010

I. INTRODUCTION WITH PROJECT DESCRIPTION AND LOCATION

This report was prepared at the request of Rincon Consultants for the Los Angeles County Community Development Commission (CDC). It presents the results of a Phase I archaeological investigation conducted by Conejo Archaeological Consultants (Conejo) for the Orange Grove Park Project. Public funds will be used in the construction of a passive park on a vacant 5-acre lot adjacent to and west of Orange Grove Middle School at 14505 Orange Grove Avenue in the unincorporated community of Hacienda Heights, Los Angeles County (Exhibits 1, 2, 3 & 4). The new park will include landscaped areas, walking paths, exercise nodes, play equipment, picnic tables, shade structures, restroom, parking, driveways, curb cuts, utilities, and associated amenities.

The project's Area of Potential Effect (APE) consists of the westernmost portion APN 8211-013-900 and is bordered by single-family residences to the north, Orange Grove Elementary School to the east, Orange Grove Avenue to the south, and a wilderness preserve and vacant land to the west. (Exhibit 2). The project APE falls within Township 2 South, Range 11 West on the USGS 7.5' Baldwin Park Quadrangle, within the historic boundaries of Rancho La Puente (Exhibit 3).

This archaeological study was undertaken in compliance with Section 106 of the National Historic Preservation Act and its implementing regulations under 36 CFR 800 (as amended). This study also complies with Section 21083.2 of the California Environmental Quality Act.

II. STUDY FINDINGS

Based on the South Central Coastal Information Center's (SCCIC) record search results and Conejo's survey findings, the Orange Grove Park Project there are no archaeological resources within the project APE. Therefore, no further archaeological investigations are warranted prior to project approval. In the unexpected event that prehistoric and/or historic cultural materials are encountered during construction, all earth disturbing work within the vicinity of the find must be temporarily halted until a qualified archaeologist can evaluate the nature and significance of the find, as detailed in Section VI of this report.

III. ENVIRONMENTAL SETTING

Physical Environment: The project APE is located on a 5- acre vacant lot, located along the eastern foot of the Puente Hills (Exhibit 4). The project site is fairly flat with an elevation of approximately 158 meters (520 ft.) above mean sea level. The project APE vegetation is disturbed and consists primarily of weedy species. A small drainage is located approximately 38 meters (124 feet) west-northwest of the project's western boundary. The project site has been periodically used for the dumping of soils and wood chips, and occasionally storage of school district trailers.

Cultural Environment:

Prehistory. The project site lies within the historic territory of the Native American group known as the Gabrielino, one of the wealthiest, most populous, and most powerful ethnic nationalities in aboriginal southern California (Bean and Smith 1978). The Gabrielino followed a sophisticated hunter-gatherer lifestyle, and were a deeply spiritual people (McCawley 1996). The Gabrielino territory included the Los Angeles Basin (which includes the watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers), the coast from Aliso Creek in the south to Topanga Creek in the north, and the four southern Channel Islands. For in depth information on the Gabrielino, the reader is referred to McCawley's (1996) *The First Angelinos, The Gabrielino Indians of Los Angeles*.

History. Rincon Consultants (2010:11-15) reviewed historic maps and aerial photographs dating from 1904 to 1994 to determine the following historic land use of the project APE. From 1904 to 1912, the project APE appears as vacant land to the east of the La Puente Hills. The next available reference is dated 1927 and it continues to show the project as vacant land, but Orange Grove Avenue, 7th Avenue and Los Robles Avenue are all present. In 1928, the project APE appears as an orchard. An orchard is present through at least 1953. In 1963, the property was purchased by the Hacienda la Puente Unified School District (USD). In 1964, Orange Grove Elementary School was constructed. Since at least 1966 the project APE has remained vacant, with the exception of occasional trailers and/or storage sheds temporarily stored on the property by the Hacienda La Puente USD. Mark Hansberger, Director of Facilities for Hacienda La Puente USD has indicated that prior to 1963, the project APE was part of an orange grove owned by the Bodinus Land Company (Rincon Consultants 2010:16).

IV. SOURCES CONSULTED

Results:

South Central Coastal Information Center

A record search was conducted at the SCCIC housed at CSU Fullerton by Mary Maki on August 19, 2010. No archaeological sites are recorded within the project APE, but two prehistoric and three historic archaeological sites are recorded within a 0.5-mile radius and are described below:

- 19-002553 consisted of four fragments of groundstone and that has since been destroyed by construction of the Puente Hills Landfill (Shepard 1997a).
- 19-002556H consisted of a historic livestock watering trough, associated pipes, and associated access road. This site was destroyed by landfill operations (Shepard 1997b).
- 19-002557H was a historic brick platform with a few unidentifiable metal items that was destroyed by landfill landscaping (Shepard 1997c).
- 19-002558H was recorded by as an historic coral area associated with the Pellissier Ranch. This site has been mostly disturbed by landfill landscaping, but deeper buried deposits may still exist (Shepard 1997d).
- 19-002559 is a small prehistoric lithic scatter consisting of fragments of eroded and poorly preserved ground stone (mano, metate, hammerstone). This site may represent a temporary gathering/processing location (Shepard 1997e).

None of the above sites will be directly or indirectly impacted by construction of the proposed park.

Four archaeological investigations have been conducted within a 0.5-mile radius of the APE. All four investigations were associated with the La Puente Landfill located to the west-northwest of the project APE. None of these surveys included the project APE.

Federal, State & Local Historic Listings

The National Register of Historic Places (NRHP), California Historical Landmarks and California Points of Historical Interest include no properties within or adjacent to the project site (National Park Service 2010,

Office of Historic Preservation 2010a, 1992). The California State Historic Resources Inventory (HRI) lists no properties within one block of the APE (Office of Historic Preservation 2010b).

Section 106 Review of the Built Environment

San Buenaventura Research Associates was retained by Rincon Consultants to conduct the Section 106 review of the project APE's built environment.

V. FIELD METHODS

The 5-acre project APE was surveyed by Mary Maki on August 19, 2010 (Exhibits 2, 3 & 4). Ms. Maki is certified by the Register of Professional Archaeologists (RPA) and has over 20 years archaeological experience in southern California.

The project APE boundaries were clearly delineated by fencing and surrounding development. The property was surveyed using linear transects spaced at 5 meter (16 feet) intervals. Within each transect a tight zigzag pattern was walked to maximize ground surface coverage. All visible ground surfaces were carefully inspected for evidence of prehistoric or historic resources; no such evidence was observed. Ground surface visibility ranged from good to poor, but was adequate enough to have confidence in the survey results. Several soil piles and mulch piles were present in the central portion of the project APE. These piles are from excess dirt and green waste generated from other Hacienda la Puente USD owned sites (Rincon 2010:1). Brick, wood and concrete fragments were observed in some of the soil piles. The ground surface throughout the project APE was disturbed to an unknown extent by at least 25 years of agricultural activities associated with maintaining an orchard.

VI. REMARKS & RECOMENDATIONS

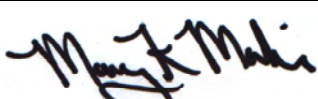
Based on the SCCIC record search findings and Conejo's survey results, no impact to archaeological resources is anticipated from project development. Therefore, no further archaeological investigation is warranted prior to project implementation as long as the following two recommendations are included as conditions of project approval.

1. In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project APE must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Gabrielino representative should monitor any archaeological field work

associated with Native American materials.

2. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

VII. CERTIFICATION

Prepared By: Mary K. Maki	Title: Principal Investigator	Qualification: RPA Certified 20 Years So. CA arch experience
Signature: 		Date: August 25, 2010

X. CITATIONS

Bean, Lowell John and Charles R. Smith

1978 Gabrielino. In *Handbook of North American Indians: California*, Volume 8. Edited by R.F. Heizer, pp. 505-508. W.G. Sturtevant, general editor. Smithsonian Institution, Washington D.C.

Los Angeles County Assessor

2010 <http://assessormap.lacountyassessor.com/mapping/viewer.asp>.

McCawley, William

1996 *The First Angelinos, The Gabrielino Indians of Los Angeles*. Malki Museum Press, Morongo Indian Reservation, Banning, California.

National Park Service

2010 National Register of Historic Places, National Park Service Focus, Hacienda Heights, CA. <http://nrhp.focus.nps.gov/natreghome.do>.

Office of Historic Preservation

2010a *California* Historical Landmarks, Los Angeles County. Department of Parks and Recreation, Sacramento, California. http://ohp.parks.ca.gov/?page_id=21427.

2010b Directory of Properties in the Property Data File for Los Angeles County, Hacienda Heights. Department of Parks and Recreation, Sacramento, California, 05/18/10.

1992 *California Points of Historical Interest*. Department of Parks and Recreation, Sacramento, California.

Rincon Consultants, Inc.

2010 Phase I Environmental Site Assessment, Orange Grove Park, Western Portion of 14505
Orange Grove Avenue, Hacienda Heights, California. Prepared for Katherine Spritz
Business Associates, Inc.

Shepard, Richard

1997a 19-002553 Archaeological Site Record, on file at the South Central Coastal Information
Center.

1997b 19-002556H Archaeological Site Record, on file at the South Central Coastal Information
Center.

1997c 19-002557H Archaeological Site Record, on file at the South Central Coastal Information
Center.

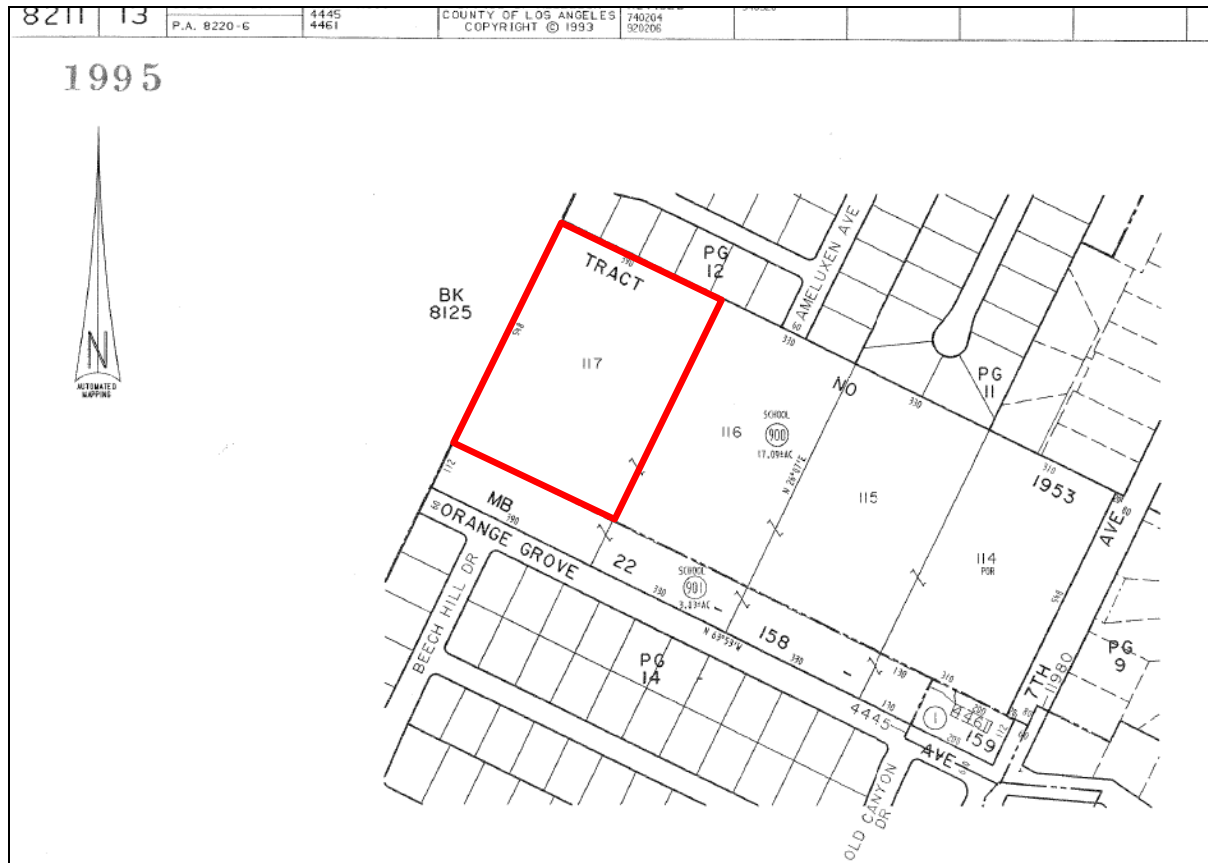
1997d 19-002558H Archaeological Site Record, on file at the South Central Coastal Information
Center.

1997e 19-002559 Archaeological Site Record, on file at the South Central Coastal Information
Center.



PROJECT VICINITY MAP
Orange Grove Park Project
Hacienda Heights, Los Angeles County

Exhibit 1

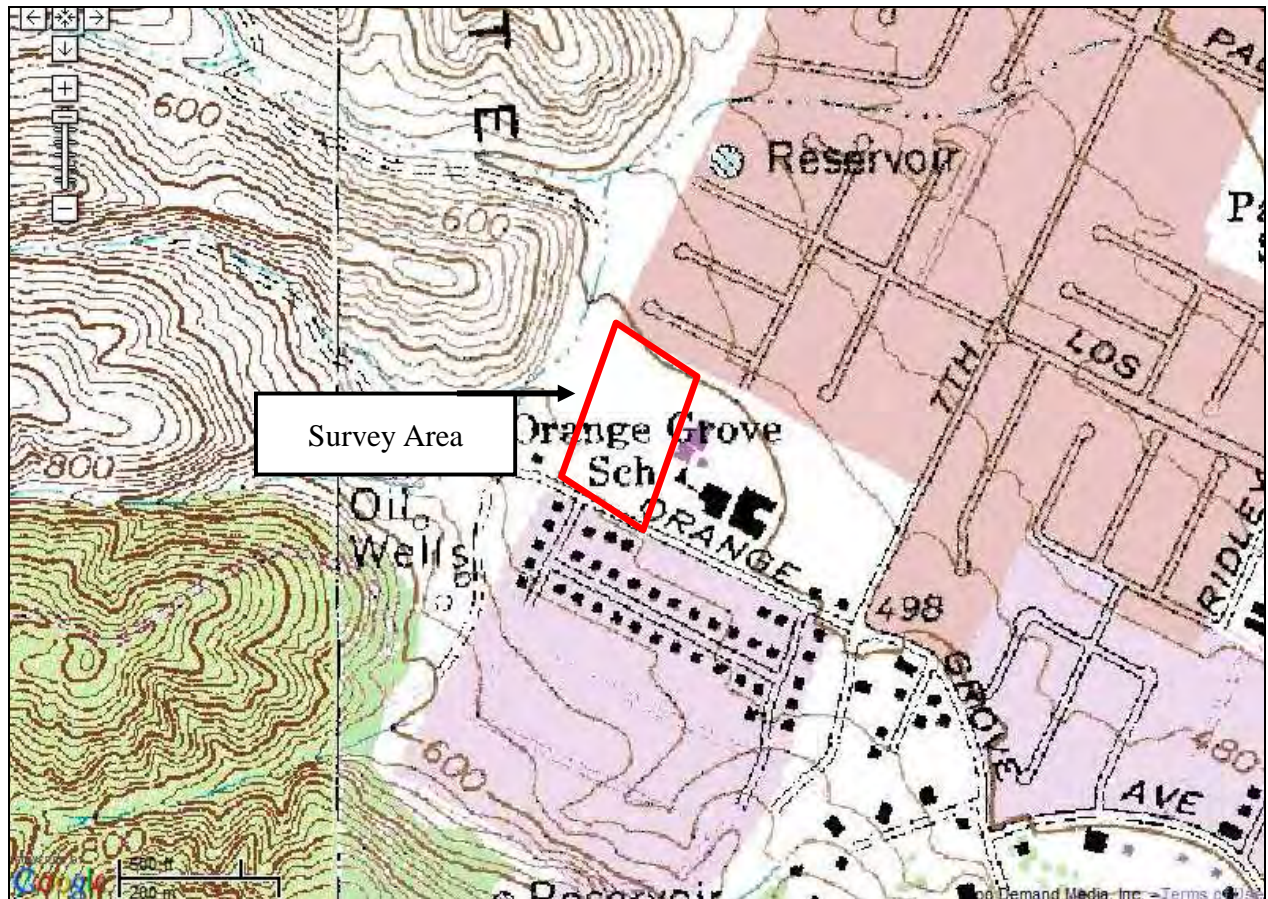


Source: Los Angeles County Assessor

ARCHAEOLOGICAL APE

Orange Grove Park Project
Hacienda Heights, Los Angeles County

Exhibit 2



Source: Trails.com/ USGS 7.5' Baldwin Park & El Monte Quadrangles

ARCHAEOLOGICAL SURVEY AREA

Orange Grove Park Project
Hacienda Heights, Los Angeles County

Exhibit 3



Source: Google Earth

AERIAL OVERVIEW

Orange Grove Park Project
Hacienda Heights, Los Angeles County

Exhibit 4

Phase I Environmental Site Assessment

**Orange Grove Park
Western Portion of 14505
Orange Grove Avenue
Hacienda Heights, California**

Prepared for:

Katherine Spitz Associates, Inc.
and the County of Los Angeles
Community Development Commission



Prepared by:

Rincon Consultants, Inc.
September 9, 2010



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

September 9, 2010

Project 10-28440

Donald Dean

Community Development Commission of the County of Los Angeles

Economic/Redevelopment Division

2 Coral Circle

Monterey Park, CA 91755

**Phase I Environmental Site Assessment
Orange Grove Park
Western Portion of 14505 Orange Grove Avenue
Hacienda Heights, California**

Dear Mr. Dean:

This report presents the findings of a Phase I Environmental Site Assessment (ESA) completed by Rincon Consultants, Inc. for the property identified as Orange Grove Park located on the western portion of the Orange Grove Middle School property located at 14505 Orange Grove Avenue in Hacienda Heights, California. The Phase I ESA was performed by Rincon Consultants, Inc. for Katherine Spitz Associates, Inc. on behalf of the Los Angeles County Community Development Commission (LACDC) and the Hacienda La Puente Unified School District (USD). The Phase I ESA was performed in accordance with our proposal and contract dated February 12, 2010.

The accompanying report presents our findings and provides an opinion regarding the potential presence and impact of environmental site conditions. Our work program for this project, as referenced in our contract, is intended to meet the guidelines outlined in the American Society for Testing and Materials (ASTM), Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process* (ASTM Standard E-1527-05). Our scope of services, pursuant to ASTM practice, did not include any inquiries with respect to asbestos, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, vapor intrusion or other indoor air quality, mold, or high voltage power lines.

Thank you for selecting Rincon for this project. If you have any questions or if we can be of any future assistance, please contact us.

Sincerely,

RINCON CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Sarah A. Larese".

Sarah A. Larese, REA
Associate Environmental Scientist

A handwritten signature in black ink, appearing to read "Walter Hamann".

Walter Hamann, PG, CEG, REA II
Vice President, Environmental Services

cc: Sharn Ure, Katherine Spitz Associates

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WESTERN PORTION OF 14505 ORANGE GROVE AVENUE
(APN 8211-013-0900)
HACIENDA HEIGHTS, CALIFORNIA 91745

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- Appendix 1 – Interview Documentation
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EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for the property identified as Orange Grove Park located on the western portion of the Orange Grove Middle School property located at 14505 Orange Grove Avenue in Hacienda Heights, California (Figure 1, Vicinity Map). The subject site is an approximately 5-acre property located north and northeast of the intersection of Orange Grove Avenue and Beech Hill Avenue and west of the developed portion of Orange Grove Middle School.

The majority of the site is currently vacant land. A parking lot for Orange Grove Middle School (located east of the site) is on the southeastern portion of the site.

Rincon Consultants performed a reconnaissance of the site on March 9, 2010. The purpose of the reconnaissance was to observe existing site conditions and to obtain information indicating the possible presence of recognized environmental conditions in connection with the property. During the site reconnaissance, the use, storage or disposal of hazardous materials on the site was not observed. During the site reconnaissance, numerous soil piles and mulch piles were observed on the central portion of the site. Mark Hansberger, Director of Facilities for the Hacienda La Puente Unified School District (USD), indicated that the soil piles and mulch piles are from excess dirt and green waste generated from other Hacienda La Puente USD owned sites.

The site is located in an area that is primarily comprised of residential land uses, a school, undeveloped land and a landfill. Properties in the vicinity of the site include a wilderness preserve to the southwest, vacant land (part of the Puente Hills landfill) to the west, Orange Grove Middle School to the east, and single-family homes to the north and south across Orange Grove Avenue.

GeoSearch was contracted to provide a database search of public lists of sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The GeoSearch search was conducted for the subject property and included data from surrounding sites within a specified radius of the property. The subject property and adjacent properties were not listed in any of the databases searched by GeoSearch.

Based on the location of the Puente Hills Landfill adjacent to the west of the site, we reviewed documents pertaining to the Puente Hills Landfill on the Sanitation Districts of Los Angeles County website and also documents maintained by the State Water Resources Control Board (SWRCB) on their online GeoTracker website. Based on the findings of the file review, the operation of the Puente Hills Landfill is not expected to be adversely affecting the soil or groundwater beneath the subject property for the following reasons:

- A 2,000-foot horizontal set back from the disposal of refuse on the landfill property to the subject property and other adjacent residences is maintained.
- The Eastern Canyon (nearest area of the landfill to the Orange Grove Park property) is equipped with a composite liner system and a liquid collection and removal system.
- A landfill gas collection system including vertical gas wells and horizontal gas trenches are present in the fill areas of the landfill.
- A groundwater protection system is installed in the Eastern Canyons including Barriers 4 and 5 (comprised of cement and bentonite) and groundwater extraction wells.
- VOCs have not been detected in groundwater samples collected from the groundwater monitoring wells located downgradient of the Eastern Canyon Barriers.



Historical sources reviewed as part of the Phase I include aerial photographs and topographic maps. The photos and maps reviewed indicate the subject property was in agricultural use (orchards) from at least 1928 through at least 1953. The site has been vacant since at least 1966. The adjacent Orange Grove Middle School was developed in 1964. The adjacent property to the west and southwest was developed with oil wells, oil tanks and an oil sump from at least 1949 through at least 1981.

This assessment has revealed no evidence of recognized environmental conditions in connection with the site, however, the following suspect environmental conditions were identified: 1) the former agricultural use of site; 2) the presence of onsite soil piles; and 3) the former presence of oil wells, oil tanks and an oil sump on the adjacent property west and southwest of the site.

The historic agricultural use of the site (orchards) is a suspect environmental condition. The aerial photographs and topographic maps reviewed as part of this Phase I ESA shows agricultural land (orchards) on the site from at least 1928 through at least 1953 (at least 25 years). The site has been vacant since at least 1966. There is a potential that the property could be affected with pesticides due to the historic agricultural use of the site. Because the agricultural use of the site occurred at least 44 years ago, it is possible that any pesticides formerly used on the site would have degraded over time. However, there is no way to know for sure if pesticides are currently present in the soils beneath the site unless sampling and analysis of onsite soils is conducted. As a precaution, Katherine Spitz Associates, Inc., LACDC and the Hacienda La Puente USD may want to consider collecting shallow soil samples from the site and analyzing these samples for pesticides.

The presence of the onsite soil piles is a suspect environmental condition. The Hacienda La Puente USD has indicated that the soil piles are excess dirt generated from other Hacienda La Puente USD owned sites. The historical uses of the sites from which the soil was generated should be determined. If past uses of these other sites indicate the potential presence of hazardous chemicals or contaminants in soil on these other sites, then assessment of the onsite soil piles for the potential contaminants of concern may be warranted.

The former presence of oil wells, oil tanks and an oil sump on the adjacent property west and southwest of the site is a suspect environmental condition. During grading of the subject property, the subcontractor should be made aware of the possibility of encountering oil-impacted soil beneath the site. If oil-impacted soil is encountered, an environmental consultant should be contacted to assist in the appropriate handling and removal of oil-impacted material.

INTRODUCTION

This report presents the findings of a Phase I ESA conducted for the property identified as Orange Grove Park located on the western portion of the Orange Grove Middle School property located at 14505 Orange Grove Avenue in Hacienda Heights, California (western portion of APN 8211-013-900). The Phase I ESA was performed by Rincon Consultants, Inc. for Katherine Spitz Associates, Inc. on behalf of the Los Angeles County Community Development Commission (LACDC) and the Hacienda La Puente Unified School District (USD). The Phase I ESA was performed in general conformance with ASTM E 1527-05 and our proposal and contract dated



February 12, 2010. The following sections present our findings and provide our opinion as to the potential presence and impact of environmental site conditions.

PURPOSE

The purpose of this Phase I ESA was to assess the environmental conditions of a property, taking into account commonly and reasonably ascertainable information and to qualify for Landowner Liability Protections under the Brownfields Amendments to CERCLA Liability.

A recognized environmental condition (REC) is defined pursuant to ASTM E 1527-05 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

DETAILED SCOPE OF SERVICES

The scope of services conducted for this study is outlined below:

- Perform an on-site reconnaissance to identify obvious indicators of the existence of hazardous materials.
- Observe adjacent or nearby properties from public thoroughfares in an attempt to see if such properties are likely to use, store, generate, or dispose of hazardous materials.
- Obtain and review an environmental records database search from GeoSearch to obtain information about the potential for hazardous materials to exist at the site or at properties located in the vicinity of the site.
- Review files for the subject site and immediately adjacent properties if identified in the GeoSearch report.
- Review the current U.S. Geological Survey (USGS) topographic map to obtain information about the site's topography and uses of the site and properties in the vicinity of the site.
- Review historic aerial photographs and topographic maps to obtain information about historic uses of the subject property and adjacent properties.
- Review California Division of Oil and Gas records to obtain information about historic oil and gas activity in the vicinity of the site.
- Provide an interview questionnaire to the property owner or a designated site representative identified to Rincon by Katherine Spitz Associates, Inc.
- Provide an interview questionnaire to the user of the Phase I ESA.

Our scope of services, pursuant to ASTM E 1527 practice, did not include any inquiries with respect to asbestos containing building materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and



safety, ecological resources, endangered species, vapor intrusion or other indoor air quality, biological agents, mold or high voltage power lines.

SIGNIFICANT ASSUMPTIONS, LIMITATIONS, EXCEPTIONS, SPECIAL TERMS AND CONDITIONS

Katherine Spitz Associates, Inc. (on behalf of the LACDC and the Hacienda La Puente Unified School District) has requested this assessment and will use the assessment to provide information for the joint use of the property by the LACDC and the Hacienda La Puente USD. No other use or disclosure is intended or authorized by Rincon. Katherine Spitz Associates, Inc. agrees to hold Rincon harmless for any inverse condemnation or devaluation of said property that may result if Rincon's report or information generated is used for other purposes. Also, this report is issued with the understanding that it is to be used only in its entirety. It is intended for use only by the client, and no other person or entity may rely upon the report without the express written consent of Rincon.

This work has been performed in accordance with good commercial, customary, and generally accepted environmental investigation practices for similar investigations conducted at this time and in this geographic area. No guarantee or warranties, expressed or implied are provided.

The findings and opinions conveyed in this report are based on findings derived from a site reconnaissance, review of an environmental database report, specified regulatory records and historical sources, and comments made by interviewees. This report is not intended as a comprehensive site characterization and should not be construed as such. Standard data sources relied upon during the completion of Phase I ESAs may vary with regard to accuracy and completeness. Although Rincon believes the data sources are reasonably reliable, Rincon cannot and does not guarantee the authenticity or reliability of the data sources it has used. Additionally, pursuant to our contract, the data sources reviewed included only those that are practically reviewable without the need for extraordinary analysis.

Rincon has not found evidence that hazardous materials or petroleum products exist at the site at levels likely to warrant mitigation. Rincon does not under any circumstances warrant or guarantee that not finding evidence of hazardous materials or petroleum products means that hazardous materials or petroleum products do not exist on the site. Additional research, including surface or subsurface sampling and analysis, can reduce the clients risks, but no techniques commonly employed can eliminate these risks altogether. In addition, in accordance with our authorized work scope and contract, no attempt was made to check for the presence of asbestos, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, vapor intrusion or other indoor air quality, or high voltage power lines.

USER RELIANCE

This Phase I ESA was prepared for use solely and exclusively by Katherine Spitz Associates, Inc., LACDC and Hacienda La Puente USD. This report shall not be relied upon by or transferred to any other party without the express written authorization of Rincon Consultants.



SITE DESCRIPTION

LOCATION AND LEGAL DESCRIPTION

The site is an approximately 5-acre property located north and northeast of the intersection of Orange Grove Avenue and Beech Hill Avenue and west of the developed portion of Orange Grove Middle School in Hacienda Heights, California (Figure 2, Site Map). The property is identified as the western portion of APN 8211-013-900. The central and eastern portion of APN 8211-013-900 is developed with Orange Grove Middle School.

SITE AND VICINITY GENERAL CHARACTERISTICS

The site is located in an area that is primarily comprised of residential land uses, a school, undeveloped land and a landfill. Properties in the vicinity of the site include a wilderness preserve to the southwest, vacant land (part of the Puente Hills landfill) to the west, Orange Grove Middle School to the east, and single-family homes to the north and south across Orange Grove Avenue.

CURRENT USE OF THE PROPERTY

The majority of the site is currently vacant land. A driveway and parking lot for Orange Grove Middle School (located east of the site) is on the southeastern portion of the site. Site and adjacent property photographs are in Figures 4 and 5.

DESCRIPTIONS OF STRUCTURES, ROADS, OTHER IMPROVEMENTS ON THE SITE (INCLUDING HEATING/COOLING SYSTEM, SEWAGE DISPOSAL, SOURCE OF POTABLE WATER)

During the site reconnaissance, a driveway and parking lot for Orange Grove Middle School was observed on the southern portion of the site.

A chain-link fence encompassing the entire school property (including the subject property) was noted around the perimeter of the site. There is no fencing between the school property and the subject property. Access to the site is available from the driveway off of Orange Grove Avenue.

Water service is provided by the San Gabriel Valley Water. Sewer service is provided by the County of Los Angeles. Southern California Edison provides electricity to the site buildings. Sempra Energy provides natural gas service and solid waste collection and disposal services are provided by Athens Disposal.



CURRENT USES OF THE ADJOINING PROPERTIES

Current adjacent land uses are described in Table 1 and depicted on Figure 3, Adjacent Land Use Map.

Table 1 - Current Uses of Adjacent Properties

Area	Use
Northern Property	Single-family residences off of Crystal Lantern Drive
Eastern Property	Orange Grove Middle School
Western Property	Vacant land (part of the Puente Hills Landfill) (west) and a wilderness preserve (southwest).
Southern Property	Orange Grove Avenue followed by single-family residences and Beech Hill Avenue.

USER PROVIDED INFORMATION

As described in ASTM-05 Section 6, the users of the Phase I ESA were interviewed for actual knowledge pertaining to the subject property to help identify the possibility of recognized environmental conditions in connection with the property. Bill Yee, Manager for the LACDC completed a copy of the User Questionnaire as provided by ASTM-05 Appendix X3. In addition Mark Hansberger, Director of Facilities for the Hacienda La Puente USD also completed a copy of the User Questionnaire. Copies of the both questionnaires are included as Appendix 1. The following information is based on our review of the completed questionnaires.

TITLE RECORDS

Mr. Yee indicated that the title report does not include any information pertaining to environmental liens or activity and use limitations for the subject property. Mr. Hansberger also indicated that, to the best of his knowledge, the title report does not include any information pertaining to environmental liens or activity and use limitations for the subject property.

ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. Yee and Mr. Hansberger are unaware of any information pertaining to environmental liens or activity and use limitations for the subject property.

SPECIALIZED KNOWLEDGE

Mr. Yee did not provide Rincon with any information pertaining to specialized knowledge or experience regarding the property. Mr. Hansberger indicated that the site was formerly in use as an orange grove, prior to the development of the school.

COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. Yee and Mr. Hansberger did not provide Rincon with any information pertaining to commonly known or reasonably ascertainable information about the property. Mr. Hansberger indicated that the site was formerly in use as an orange grove. Mr. Yee and Mr. Hansberger indicated they do not know the following:

- If specific chemicals are present or once were present at the property.
- If any spills or other chemical releases have taken place on the property.



- If any environmental cleanups have taken place on the property.

VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Mr. Yee and Mr. Hansberger are not aware of any information pertaining to a valuation reduction for the subject property relative to any known environmental issues.

REASON FOR PERFORMING PHASE I ESA

The purpose of this Phase I ESA was to assess the environmental conditions of a property, taking into account commonly and reasonably ascertainable information and to qualify for Landowner Liability Protections under the Brownfields Amendments to CERCLA Liability.

OTHER

Mr. Yee and Mr. Hansberger indicated that based on their knowledge and experience related to the property, there are no obvious indicators that point to the presence or likely presence of contamination at the property.

OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

An interview questionnaire regarding the current and former uses of the site was provided to the property owner/occupant (Hacienda La Puente Unified School District). The information obtained from the completed questionnaire is described in the Site Reconnaissance and Interviews section of this report. During the preparation of this report, a site manager was not identified to Rincon.

RECORDS REVIEW

PHYSICAL SETTING SOURCES

Topography

The current USGS topographic map (Baldwin Park Quadrangle, 1966, photorevised 1981) indicates that the site is situated at an elevation of about 500 feet above mean sea level with relatively flat topography. The adjacent property to the west is depicted with a stream at the base the Puente Hills which rise up to 700 feet above mean sea level (west of the site). The southern and northern properties are depicted at elevations of about 500 feet above mean sea level with topography gradually sloping to the northeast. Orange Grove Middle School is depicted east of the site at elevations of 490 to 500 feet above mean sea level, sloping to the northeast. The Pomona Freeway (Highway 60) is depicted about 0.75 miles to the north and northeast of the site.

Geology and Hydrogeology

Los Angeles County is within the Peninsular and Transverse Ranges Geologic Province of California. These provinces are characterized by northwest trending mountains and faults (Peninsular Range), and east-west trending mountains and folds (Transverse Range). Rocks within the Peninsular Range Province were emplaced during Cretaceous orogenic events and uplifted into the present mountain ranges during the late Tertiary and Quaternary. Igneous,



volcanic, metamorphic, and sedimentary rocks are all found within the Peninsular Ranges. The area is seismically active, with several known active faults crossing the Province. Rocks within the Transverse Range include Precambrian metamorphic and igneous rocks that comprise the core of the San Gabriel and Santa Monica Mountains. Miocene aged marine sediments of the Pico, Monterey, Repetto, and other formations overlie these rocks.

Site Geology

The site is located in the San Gabriel Valley of Los Angeles County, California. The San Gabriel Valley is bounded to the north by the San Gabriel Mountains, to the east by the San Jose Hills, to the west by the Verdugo Mountains and San Rafael Hills, and to the south by the Puente Hills, Montebello Hills, and Repetto Hills. The Rio Hondo and San Gabriel River are the main drainages of the San Gabriel Valley. These drainages flow towards the south-southwest down to the Los Angeles Coastal Plain. San Jose Creek is located about one mile north and northeast of the site.

The Geologic Map of the El Monte and Baldwin Park Quadrangles indicates that the site is underlain by Quaternary age older dissected surficial sediments consisting of slightly elevated and locally dissected alluvial gravel and sand at the base of hill areas. The Handorf Fault is depicted west of the site (along the western property line).

According to the State of California Division of Mines and Geology, Index Map of Earthquake Fault Zones Affecting Los Angeles County, the site is not located with an Alquist-Priolo Earthquake Fault Zone.

Regional Groundwater Occurrence and Quality

The site is located within the San Gabriel Valley Groundwater Basin. The San Gabriel Valley Groundwater Basin is bounded on the north by the Raymond fault and the contact between Quaternary sediments and consolidated basement rocks of the San Gabriel Mountains. Exposed consolidated rocks of the Repetto, Merced, and Puente Hills bound the basin on the south and west, and the Chino fault and the San Jose fault form the eastern boundary. The Rio Hondo and San Gabriel drainages have their headwaters in the San Gabriel Mountains, then surface water flows southwest across the San Gabriel Valley and exit through the Whittier Narrows, a gap between the Merced and Puente Hills. The water-bearing materials of this basin are dominated by unconsolidated to semi-consolidated alluvium deposited by streams flowing out of the San Gabriel Mountains. Groundwater levels generally follow topographic slope, with groundwater flow from the edges of the basin toward the center of the basin, then southwestward to exit through the Whittier Narrows. Based on a County of Los Angeles Department of Public Works Groundwater Contour Map for the Santa Gabriel Valley, Fall 1997, groundwater elevation in the vicinity of the site is approximated at 250 feet above mean sea level. Based on the elevation of the site (500 feet above mean sea level), the corresponding depth to groundwater would be 250 feet below ground surface. The 1997 map indicates that groundwater in the area flows to the northwest towards the San Jose Creek.

Rincon searched the GeoTracker database, managed by the California State Water Resources Control Board, for information pertaining to estimated groundwater depth in the site vicinity. According to groundwater contour maps provided on the GeoTracker database, the depth to water beneath the property located at 15156 East Gale Avenue (ARCO service station located approximately one mile to the northeast of the site) has been reported at approximately 35 to 40 feet below grade and groundwater flow has been determined to be to the northwest towards San



Jose Creek. Based on the topography of the site and surrounding areas and the groundwater contour maps reviewed, the groundwater flow beneath the site is anticipated to flow in a northwesterly direction towards San Jose Creek.

STANDARD ENVIRONMENTAL RECORD SOURCES

GeoSearch was contracted to provide a database search of public lists of sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The GeoSearch search was conducted for the subject property and included data from surrounding sites within a specified radius of the property. A copy of the GeoSearch report, which specifies the ASTM 05 search distance for each public list, is included as Appendix 2. As shown on the attached GeoSearch report, Federal, State and County lists were reviewed as part of the research effort.

The subject property and adjacent properties were not listed in any of the databases searched by GeoSearch. One site was identified within one mile of the subject property in the following databases:

AOC: San Gabriel Valley Area of Concern. A listing of the San Gabriel Valley Superfund Sites located in Los Angeles County with volatile organic compound (VOC) groundwater contamination.

NPL: National Priority List. This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

No other sites were listed within one mile radius of the site.

According to the GeoSearch report, the subject property is located between $\frac{3}{4}$ and one mile southwest of the *San Gabriel Valley (Area 4 –City of Industry and Puente Valley)* area of concern. According to the GeoSearch report, the San Gabriel Valley (Area 4) site is an area of contaminated groundwater that runs along San Jose Creek in La Puente. This site is one of four Superfund sites located in the 170-square-mile San Gabriel Valley. Over 30 square miles of groundwater under the valley may be contaminated. The sites include four large areas of groundwater contamination that underlie significant portions of the cities of Alhambra, Arcadia, Azusa, Baldwin Park, Industry, El Monte, La Puente, Monrovia, Rosemead, South El Monte, West Covina, and other areas of the San Gabriel Valley. Contamination of the groundwater by volatile organic compounds (VOCs) was first detected in 1979 when Aerojet Electrosystems in Azusa sampled nearby wells in the Valley County Water District. Following this discovery, the California Department Of Health Services (DHS) initiated a well sampling program to assess the extent of contamination. By 1984, 59 wells were found to be contaminated with high levels of various VOCs. Hundreds of individual facilities could be contributing to the contamination in the basin through improper handling and disposal practices. Analyses show that many wells in the area do not meet the EPA's standards for water quality. The basin's groundwater provides approximately 90 percent of the domestic water supply for over 1,000,000 people who live in the valley. Over 400 water supply wells are used in the basin to extract groundwater for industrial, business, agricultural, and domestic uses. Forty-five different suppliers of water operate in the basin and provide drinking water to more than 1,000,000 people. This site is being addressed through federal and state actions in three long-term remedial phases focusing on 1) the cleanup of area-wide contamination, 2) the cleanup of the Puente Valley area, and 3) identification and control of the source of contamination.



According to the GeoSearch report and also based on our review of maps maintained on the EPA website, the subject property is not located within the San Gabriel Valley (Area 4 –City of Industry and Puente Valley) regional contaminated groundwater plume.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

Review of Agency Files

Based on the location of the Puente Hills Landfill adjacent to the east of the site, we reviewed documents pertaining to the Puente Hills Landfill on the Sanitation Districts of Los Angeles County website and also documents maintained by the State Water Resources Control Board (SWRCB) on their online GeoTracker website. The GeoTracker website provides information on sites under the regulatory oversight of the Regional Water Quality Control Boards (RWQCBs).

Current Regulatory Status

Based on our review of the Draft Environmental Impact Report (EIR) for the Continued Operation of the Puente Hills Landfill dated June 2001 located on the Sanitation Districts website, the permitted landfill operation area boundary is located about 1,800 feet from the subject property. However, the portion of the fill area that is located closest to the subject property (referred to as the Eastern Canyon area) is about 2,000 feet from the subject property. Figure 6 shows the boundaries of the Puente Hills Landfill. The Main Canyon of the landfill is located about 4,500 feet west of the subject property, and a smaller canyon referred to as Canyon 9 is located about 4,000 feet northwest of the subject property. The County Sanitation Districts of Los Angeles County (Sanitation Districts) operates the landfill. The 2001 EIR was performed to extend the life of the landfill through approximately the year 2013 to meet the need for disposal capacity and recycling in Los Angeles County.

Water quality protection at municipal solid waste landfill sites is governed by both federal and state regulations. At the federal level, the Water Pollution Control Act (also referred to as the Clean Water Act) requires surface water quality protection, and the Hazardous and Solid Waste Amendments to the Resource Conservation and Recovery Act require groundwater quality protection. Regulations are promulgated by the United States Environmental Protection Agency (EPA) in Title 40 CFR. At the state level, water quality protection is specified in the Porter-Cologne Water Quality Control Act. Regulations implementing both surface water and groundwater quality protection are contained in Title 27 California Code of Regulations (CCR-1997). The California State Water Resources Control Board (SWRCB) has designated responsibility for oversight of the implementation of these regulations to the nine RWQCBs within the state. The Puente Hills Landfill is under the oversight of the Los Angeles RWQCB.

According to the documents reviewed, the portion of the landfill that is located closest to the subject property is the Eastern Canyon area. The following information summarizes the protection systems that are in place in the Eastern Canyon area of the landfill. The purpose of the protection systems is to protect the soil and groundwater beneath and adjacent to the landfill.

Composite Liner System

Prior to filling of the Eastern Canyon area, a composite liner system was installed in the canyon. The purpose of the composite liner system is to prevent the migration of any liquid from the solid waste or movement of landfill gas into the soil beneath the solid waste fill areas. The two main features of a composite liner system are a synthetic flexible membrane component



overlying a compacted clay soil component. The Eastern Canyon liner system has a two foot thick layer of compacted clay beneath an 80-millimeter high density polyethylene (HDPE) geomembrane. Above the geomembrane is a liquid collection and removal system (LCRS). Five feet below the clay liner is an underdrain system designed to relieve any hydrostatic pressure caused by a potential rise in groundwater level.

Landfill Gas Collection System

A landfill gas collection system is installed and in use at the Puente Hills Landfill. Landfill gas is a natural product of solid waste decomposition in a sanitary landfill. Landfill gas consists primarily of methane and carbon dioxide, but it also contains volatile organic compounds (VOCs) that, if not collected, may dissolve into groundwater, potentially contaminating the groundwater. To control landfill gas movement and minimize its contact with groundwater, the Sanitation Districts has installed an extensive landfill gas collection system at the Puente Hills Landfill. As of the date of the 2001 EIR, the landfill gas collection system consisted of over 750 vertical gas collection wells installed on the slopes and more than 25 miles of horizontal gas collection trenches constructed throughout the interior of the landfill. This network of vertical and horizontal collection pipes is continuously under vacuum to collect landfill gas from within the solid waste fill. Installation of the landfill gas collection system began in the early 1980s. Approximately 25,000 standard cubic feet per minute of landfill gas is collected and conveyed through a network of large pipelines to a gas-to-energy facility. The overall design objective of the landfill gas collection system is to apply sufficient vacuum so that gas is drawn from the solid waste into the collection system and is not allowed to escape into the atmosphere or migrate laterally offsite. Landfill gas monitoring required by state and local agencies is conducted by the Sanitation Districts.

Groundwater Protection System

The groundwater protection systems currently installed in the Eastern Canyon area includes Barriers 4 and 5 (comprised of cement and bentonite) with groundwater extraction systems and a composite liner system (described above). The purpose of the subsurface barriers and extraction systems is to mitigate the potential for any landfill affected groundwater to migrate offsite. Before landfilling activities commenced in the Eastern Canyons, the Sanitation Districts installed subsurface Barrier 4 in Canyons 3 and 4. As landfill development advanced to the south, subsurface Barrier 5 was installed in Canyon 5. Subsurface Barrier 4 was installed in 1995 and Barrier 5 was installed in late 1998. The barriers were designed and installed at least five feet into unweathered bedrock. Three groundwater extraction wells were installed upgradient of Barrier 4 and two groundwater extraction wells were installed upgradient of Barrier 5.

According to the Puente Hills Landfill 2009 Water Quality Monitoring and Corrective Action Progress Report, the extraction wells are designed to have overlapping zones of influence in areas where potential migration pathways have been identified and are operated to create hydraulic depressions. The passive barriers and active extraction wells form groundwater containment features that effectively control offsite migration of groundwater. Groundwater monitoring wells have been installed downgradient of each barrier to monitor groundwater quality and are further described in the groundwater Monitoring System section below.

Groundwater Monitoring System

According to the 2009 Water Quality Monitoring and Corrective Action Progress Report, the Sanitation Districts monitor groundwater from 29 wells as part of the water monitoring activities



at the Puente Hills Landfill. Four wells (M41A, M42A, M43A, and M47B) are in the Barrier 4 area; and two wells (M51A and M52B) are in the Barrier 5 area located east of the Eastern Canyon area (northwest and west of the Orange Grove Park site). The Sanitation Districts began monitoring of the Barrier 4 groundwater monitoring wells in 1995 and Barrier 5 groundwater monitoring wells in 1999. Quarterly groundwater monitoring is performed.

During 3rd and 4th Quarters 2009, groundwater was encountered in the Barrier 4 groundwater monitoring wells between about 25 and 45 feet below grade and in the Barrier 5 groundwater monitoring wells between about 15 and 35 feet below grade. This is consistent with previous monitoring events. Groundwater flow direction in the vicinity of the Eastern Canyon flows to the east (mimicking surface topography, moving through bedrock units from the elevated ridges toward the axes of the canyons).

According to the Water Quality Monitoring Reports for 2005 through 2009 reviewed on GeoTracker, VOCs have not been detected in any of the Barrier 4 or Barrier 5 groundwater monitoring wells from 2005 through 2009. In addition, the 2005 monitoring report indicates this is consistent with past monitoring results indicating that VOCs have not been detected in the Barrier 4 and Barrier 5 monitoring wells since groundwater monitoring began in 1995, 1997 and 1999.

Based on the findings of this document review, the operation of the Puente Hills Landfill is not expected to be adversely affecting the soil or groundwater beneath the subject property for the following reasons:

- A 2,000-foot horizontal set back from the disposal of refuse on the landfill property to the subject property and other adjacent residences is maintained.
- The Eastern Canyon (nearest area of the landfill to the Orange Grove Park property) is equipped with a composite liner system and a liquid collection and removal system.
- A landfill gas collection system including vertical gas wells and horizontal gas trenches are present in the fill areas of the landfill.
- A groundwater protection system is installed in the Eastern Canyons including Barriers 4 and 5 (comprised of cement and bentonite) and groundwater extraction wells.
- VOCs have not been detected in groundwater samples collected from the groundwater monitoring wells located downgradient of the Eastern Canyon Barriers.

Based on the findings of this document review, further assessment for VOCs of soil, soil gas or groundwater beneath the western portion of the Orange Grove Park site does not appear to be warranted at this time.

Review of State of California Division of Oil and Gas Records

A review of the Division of Oil and Gas Munger Map Book (2003) indicates that no oil wells are located on the subject property. The nearest oil wells to the site are two oil wells located on the adjacent western property, about 300 feet northwest and 300 feet southwest of the site. These wells are identified as follows:



- Northwest: ExxonMobil Corporation “Baldwin C” well number 1. Records indicate that the well was drilled in 1935 to a total depth of 4,297 feet. The well was reportedly a dry hole and was abandoned and plugged.
- Southwest: Olson and Gregg, Inc. “Pellisier” well number 4. Records indicate that the well was drilled in 1948 to a total depth of 260 feet. The well was reportedly a dry hole and was abandoned and plugged.

A group of oil wells are also located between about 500 and 750 feet to the southwest of the southwestern corner of the site. These wells are identified as follows:

- “Kline” well number 2. Records indicate that the well was drilled in 1952 to a total depth of 1,357 feet. The well was reportedly a dry hole and was abandoned and plugged.
- Olson and Gregg, Inc. “Pellisier” well numbers 2, 3 and 5. These wells are identified as active producing wells on the 2003 map.

Local Land Records

As described earlier in our report, Mr. Yee, Manager for the LACDC and Mark Hansberger, Director of Facilities for the Hacienda La Puente USD are unaware of any information pertaining to environmental liens or activity and use limitations for the subject property.

HISTORICAL USE INFORMATION ON THE PROPERTY AND THE ADJOINING PROPERTIES

The historic records review completed for this Phase I ESA includes aerial photographs and topographic maps as detailed in the following sections. Table 3 provides a summary of the historical use information available for the subject property dating back to 1904.

Review of Historic Aerial Photographs

Aerial photographs from GeoSearch’s aerial photograph collection were reviewed. Table 3 lists the historical uses of the site based on our review of the available aerial photographs. Copies of the aerial photographs are included in Appendix 3.

Review of Fire Insurance Maps

Based on our review of the historic Sanborn Fire Insurance maps maintained online by the Los Angeles Public Library, historic Sanborn fire insurance maps are not available for the site or adjacent properties.

Review of Historic Topographic Maps

Historic topographic maps from GeoSearch’s map collection were reviewed. Copies of the historic topographic maps are included in Appendix 3. Table 3 lists the historical uses of the site based on our review of the available topographic maps.

Table 3 - Historical Use of the Subject Property and Adjacent Properties

Year	Use	Source
Subject Property		
1904 (reprinted 1941)	Vacant land at the base of the Puente Hills. The city of Puente is depicted about 2 miles northeast of the site.	Topographic Map – Pomona Quadrangle
1912	Similar to the 1904 topographic map.	Topographic Map – Pomona Quadrangle
1927	Vacant land at the base of the Puente Hills. Orange Grove Avenue is depicted south of the site, 7th Avenue is farther to the east and Los Robles Avenue is depicted farther to the north.	Topographic Map – Puente Quadrangle
1928	Orchard rows. Orange Grove Avenue is depicted south of the site, 7th Avenue is farther to the east and Los Robles Avenue is depicted farther to the north.	Aerial Photograph
1938	Similar to the 1928 aerial photograph.	Aerial Photograph
1949	Similar to the 1938 aerial photograph.	Aerial Photograph
1952	Similar to the 1949 aerial photograph.	Aerial Photograph
1953	Orchards are depicted on the site. Orange Grove Avenue, 7th Avenue and Los Robles Avenue are depicted.	Topographic Map – Baldwin Park Quadrangle
1963	Property was purchased by Hacienda La Puente USD.	Interview with property owner (Hacienda La Puente USD).
1964	The Orange Grove Middle School was developed on the adjacent eastern property.	Interview with property owner (Hacienda La Puente USD).
1966	Vacant land. Orange Grove Middle School structures are depicted east of the site.	Topographic Map – Baldwin Park Quadrangle
1968	Vacant land with an unpaved drive (part of Orange Grove Middle School) on the southern portion of the site. Several small structures (small “portable” classroom buildings) are depicted on the southeastern portion of the site.	Aerial Photograph
1972	Similar to the 1966 topographic map.	Topographic Map – Baldwin Park Quadrangle
1976	Similar to the 1968 aerial photograph, however, no school structures are on the site.	Aerial Photograph
1981	Similar to the 1972 topographic map.	Topographic Map – Baldwin Park Quadrangle
1981	Similar to the 1976 aerial photograph.	Aerial Photograph
1994	Similar to the 1981 aerial photograph.	Aerial Photograph
2005	Similar to the 1994 aerial photograph.	Aerial Photograph



Year	Use	Source
Northern Adjoining Parcels – Residences Followed by Crystal Lantern Drive		
1904 (reprinted 1941)	Vacant land at the base of the Puente Hills.	Topographic Map – Pomona Quadrangle
1912	Similar to the 1904 topographic map.	Topographic Map – Pomona Quadrangle
1927	Vacant land at the base of the Puente Hills. Los Robles Avenue is depicted farther to the north.	Topographic Map – Puente Quadrangle
1928	Orchard rows. Los Robles Avenue is depicted farther to the north.	Aerial Photograph
1938	Similar to the 1928 aerial photograph.	Aerial Photograph
1949	Similar to the 1938 aerial photograph.	Aerial Photograph
1952	Similar to the 1949 aerial photograph.	Aerial Photograph
1953	Orchards are depicted on this adjacent site. Los Robles Avenue is depicted farther to the north.	Topographic Map – Baldwin Park Quadrangle
1966	Built-up area followed by Crystal Lantern Drive, Autumn Moon Drive and Los Robles Drive are depicted. Individual structures are not depicted on this map.	Topographic Map – Baldwin Park Quadrangle
1968	Residential development similar to the existing single-family homes along Crystal Lantern Drive.	Aerial Photograph
1972	Similar to the 1966 topographic map.	Topographic Map – Baldwin Park Quadrangle
1976	Similar to the 1968 aerial photograph.	Aerial Photograph
1981	Similar to the 1972 topographic map.	Topographic Map – Baldwin Park Quadrangle
1981	Similar to the 1976 aerial photograph.	Aerial Photograph
1994	Similar to the 1981 aerial photograph.	Aerial Photograph
2005	Similar to the 1994 aerial photograph.	Aerial Photograph
Eastern Adjoining Parcels – Orange Grove Middle School		
1904 (reprinted 1941)	Vacant land at the base of the Puente Hills.	Topographic Map – Pomona Quadrangle
1912	Similar to the 1904 topographic map.	Topographic Map – Pomona Quadrangle
1927	Vacant land followed by 7th Avenue farther to the east. Two small residential-type structures are depicted on the northwest corner of Orange Grove Avenue and 7 th Avenue.	Topographic Map – Puente Quadrangle
1928	Orchard rows followed by 7th Avenue. A residence/ small farm is depicted on the northwest corner of Orange Grove Avenue and 7 th Avenue.	Aerial Photograph
1938	Similar to the 1928 aerial photograph.	Aerial Photograph



Phase I Environmental Site Assessment
Orange Grove Park, Western Portion of 14505 Orange Grove Avenue, Hacienda Heights, California

Year	Use	Source
1949	Similar to the 1938 aerial photograph.	Aerial Photograph
1952	Similar to the 1949 aerial photograph.	Aerial Photograph
1953	Orchards are depicted on this adjacent site followed by 7 th Avenue farther to the east. One small residential-type structure is depicted on the northwest corner of Orange Grove Avenue and 7 th Avenue.	Topographic Map – Baldwin Park Quadrangle
1964	The Orange Grove Middle School was developed.	Interview with property owner (Hacienda La Puente USD).
1966	Orange Grove School structures followed by vacant land, then 7 th Avenue. Two small residential-type structures are depicted on the northwest corner of Orange Grove Avenue and 7 th Avenue.	Topographic Map – Baldwin Park Quadrangle
1968	Orange Grove School is depicted with structures in a similar configuration as the existing structures on the southern portion of the school site, followed by undeveloped land and 7 th Avenue.	Aerial Photograph
1972	Similar to the 1966 topographic map.	Topographic Map – Baldwin Park Quadrangle
1976	Similar to the 1968 aerial photograph with several additional school structures. Residential structures on the northwest corner of Orange Grove Avenue and 7 th Avenue are depicted.	Aerial Photograph
1981	Similar to the 1972 topographic map, however, several additional structures are depicted on the school property.	Topographic Map – Baldwin Park Quadrangle
1981	Similar to the 1976 aerial photograph, with one additional school structure.	Aerial Photograph
1994	Similar to the 1981 aerial photograph.	Aerial Photograph
2005	Similar to the 1994 aerial photograph.	Aerial Photograph
Southern Adjoining Parcels – Orange Grove Avenue Followed by Residences and Beech Hill Avenue		
1904 (reprinted 1941)	Vacant land at the base of the Puente Hills.	Topographic Map – Pomona Quadrangle
1912	Similar to the 1904 topographic map.	Topographic Map – Pomona Quadrangle
1927	Orange Grove Avenue followed by vacant land.	Topographic Map – Puente Quadrangle
1928	Orange Grove Avenue followed by orchards.	Aerial Photograph
1938	Similar to the 1928 aerial photograph.	Aerial Photograph
1949	Similar to the 1938 aerial photograph.	Aerial Photograph
1952	Similar to the 1949 aerial photograph.	Aerial Photograph



Year	Use	Source
1953	Orange Grove Avenue followed by orchards. An unpaved road with four oil wells, two oil tanks and one sump are depicted southwest of the site.	Topographic Map – Baldwin Park Quadrangle
1966	Orange Grove Avenue followed by residential-type structures and Beech Hill Avenue.	Topographic Map – Baldwin Park Quadrangle
1968	Orange Grove Avenue followed by the existing single-family structures and Beech Hill Avenue.	Aerial Photograph
1972	Similar to the 1966 topographic map.	Topographic Map – Baldwin Park Quadrangle
1976	Similar to the 1968 aerial photograph.	Aerial Photograph
1981	Similar to the 1972 topographic map.	Topographic Map – Baldwin Park Quadrangle
1981	Similar to the 1976 aerial photograph.	Aerial Photograph
1994	Similar to the 1981 aerial photograph	Aerial Photograph
2005	Similar to the 1994 aerial photograph.	Aerial Photograph
Western Adjoining Parcels – Vacant land (part of the Puente Hills Landfill)		
1904 (reprinted 1941)	Puente Hills.	Topographic Map – Pomona Quadrangle
1912	Similar to the 1904 topographic map.	Topographic Map – Pomona Quadrangle
1927	Puente Hills, a creek and a small residential-type structure southwest of the subject property (at the western end of Orange Grove Avenue).	Topographic Map – Puente Quadrangle
1928	Puente Hills and a small residence/ small farm southwest of the subject property (at the western end of Orange Grove Avenue).	Aerial Photograph
1938	Similar to the 1928 aerial photograph.	Aerial Photograph
1949	Similar to the 1938 aerial photograph, however, the unpaved road, oil wells, two oil tanks and sump depicted southwest of the site on the 1953 topographic map (below) appear to be present in this aerial photograph.	Aerial Photograph
1952	Similar to the 1949 aerial photograph.	Aerial Photograph
1953	Puente Hills, a creek and a small residential-type structure southwest of the subject property (at the western end of Orange Grove Avenue). An unpaved road with four oil wells, two oil tanks and one sump are depicted southwest of the site.	Topographic Map – Baldwin Park Quadrangle
1966	Puente Hills, a creek and a small residential-type structure southwest of the subject property (at the western end of Orange Grove Avenue). The unpaved road and three oil wells are depicted southwest of the site. The two oil tanks, sump and one of the oil wells are no longer depicted.	Topographic Map – Baldwin Park Quadrangle



Year	Use	Source
1968	Similar to the 1952 aerial photograph.	Aerial Photograph
1972	Similar to the 1966 topographic map.	Topographic Map – Baldwin Park Quadrangle
1976	Similar to the 1968 aerial photograph, however, the oil tanks and sump no longer are apparent.	Aerial Photograph
1981	Similar to the 1972 topographic map.	Topographic Map – Baldwin Park Quadrangle
1981	Similar to the 1976 aerial photograph.	Aerial Photograph
1994	Similar to the 1981 aerial photograph, however, the use of this adjacent property for oil wells is no longer apparent. In addition, the residence/farm at the western end of Orange Grove Avenue is no longer depicted. Part of the landfill is visible about 2,500 feet northwest of the site.	Aerial Photograph
2005	Similar to the 1994 aerial photograph.	Aerial Photograph

Summary of Historic Uses of the Site

The photos and maps reviewed indicate the subject property was in agricultural use (orchards) from at least 1928 through at least 1953. The site has been vacant since at least 1966. The adjacent Orange Grove Middle School was developed in 1964. The adjacent property to the west and southwest was developed with oil wells, tanks and/or sumps from at least 1949 through at least 1981.

Gaps in Historical Sources

Several gaps of greater than 5 years were identified in the historical records reviewed, however, these gaps are considered insignificant because the site use appears to be similar prior to and following the gaps.

SITE RECONNAISSANCE AND INTERVIEWS

Rincon Consultants performed an unaccompanied reconnaissance of the site on March 9, 2010. The purpose of the reconnaissance was to observe existing site conditions and to obtain information indicating the possible presence of recognized environmental conditions in connection with the property.

INTERVIEWS

Interview with Owner/Occupant

An interview questionnaire was provided to the Hacienda La Puente USD, owner and occupant of the site. Mark Hansberger, Director of Facilities for Hacienda La Puente USD completed the questionnaire. A copy of the completed questionnaire is included in Appendix 1. Mr. Hansberger indicated that the Hacienda La Puente USD is the current owner of the property and reportedly obtained ownership of the site in 1963. The Orange Grove Middle School (adjacent



to the east of the subject property) was built in 1964. Prior to 1963, the site was an orange grove owned by Bodinus Land Company. Mr. Hansberger indicated that the site is currently vacant land on which excess dirt and green waste generated from other Hacienda La Puente USD sites is stored. Mr. Hansberger is not aware of any 55-gallon drums, storage tanks, sumps, clarifiers, degreasers, pits, ponds or lagoons on the site. Mr. Hansberger also indicated that the property farther to the west of the site is an operating solid waste disposal landfill.

Mr. Hansberger indicated that he is not aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property. In addition, he is not aware of any notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Interview with Site Manager

A site manager was not identified to Rincon during the preparation of this Phase I ESA.

Interviews with Local Government Officials

Based on the proximity of the site to the Puente Hills Landfill located west of the site, we reviewed documents pertaining to the Puente Hills Landfill on the Sanitation Districts of Los Angeles County website and also documents maintained by the State Water Resources Control Board (SWRCB) on their online GeoTracker website. The GeoTracker website provides information on sites under the regulatory oversight of the Regional Water Quality Control Boards (RWQCBs). A summary of the document review is the Review of Agency Files section of this report.

Interviews with Others

Rincon did not attempt to interview neighboring property owners or others as part of this research effort.

SITE RECONNAISSANCE

Methodology and Limiting Conditions

The site reconnaissance was conducted by 1) observing the subject property from public thoroughfares, 2) observing the adjoining properties from public thoroughfares, 3) observing the subject property from dirt roads and walking paths.

Current Use of the Property and Adjoining Properties

The majority of the site is currently vacant land. A driveway and parking lot for Orange Grove Middle School (located east of the site) are on the southeastern portion of the site.

Adjoining properties include a wilderness preserve to the southwest, vacant land (part of the Puente Hills Landfill) to the west, Orange Grove Middle School to the east, and single-family homes to the north and south across Orange Grove Avenue.

Site and adjacent property photographs are in Figures 4 and 5.

Past Use of the Property and Adjoining Properties

Based on our site reconnaissance, former past uses at the subject property and adjacent properties are not readily apparent.



Current or Past Uses in the Surrounding Area

The subject property is surrounded by residential land uses and a wilderness preserve. Past uses of the surrounding area (prior to the residential land uses) are not readily apparent based on the site reconnaissance.

Geologic, Hydrogeologic, Hydrologic and Topographic Conditions

Geologic, Hydrogeologic, Hydrologic and topographic information are as previously stated in the Physical Settings Section of this report.

General Description of Structures

Onsite structures are as described previously in the Site Description section of this report.

INTERIOR AND EXTERIOR OBSERVATIONS

Storage Tanks

During the site reconnaissance, Rincon did not observe above-ground tanks or evidence of underground storage tanks. Mark Hansberger indicated on his questionnaire, Appendix 1, that there have been no above or below ground storage tanks on the property.

Drums

During the site reconnaissance, Rincon did not observe evidence of drums onsite. Mark Hansberger indicated on his questionnaire, Appendix 1, that there have been no drums on the property.

Hazardous Substances and Petroleum Products

No hazardous substances or petroleum products were identified at the subject property.

Unidentified Substance Containers

Unidentified substance containers or unidentified containers that might contain hazardous substances were not observed during the site reconnaissance.

Odors

During the site reconnaissance, Rincon did not identify any strong, pungent, or noxious odors.

Pools of Liquid

During the site reconnaissance, an area of ponded water was observed near the southeastern portion of the site. The ponded water appeared to be from recent rainfall. Rincon did not identify any sumps containing liquids likely to be hazardous substances or petroleum products.

Indications of Polychlorinated Biphenyls (PCBs)

During the site reconnaissance, transformers or hydraulic equipment were not observed on the site.

Other Conditions of Concern

During the site reconnaissance Rincon did not note any of the following interior or exterior observations:

- *heating/cooling systems*



- *stains or corrosion*
- *clarifier and sumps*
- *pits and lagoons*
- *stained soil or stained pavement*
- *stressed vegetation*
- *waste water*
- *wells*
- *septic systems/effluent disposal system*

During the site reconnaissance, numerous soil piles and mulch piles were observed on the central portion of the site. Mark Hansberger, Director of Facilities for the Hacienda La Puente USD, indicated that the soil piles and mulch piles are from excess dirt and green waste generated from other Hacienda La Puente USD owned sites. During the site reconnaissance, school personnel appeared to be moving soil from the onsite piles to the eastern portion of the Orange Grove Middle School property.

During the site reconnaissance, landscaping debris (tree roots, branches, bark) were observed on the southwestern portion of the site. This area appears to have been grubbed of trees and bushes formerly located in this area (as observed in historic aerial photographs).

FINDINGS

Known or suspect environmental conditions associated with the property include the following:

- The historic agricultural use of the site (orchards).
- The presence of onsite soil piles.
- The presence of a waste disposal landfill adjacent to the west of the site.
- The former presence of oil wells, oil tanks and an oil sump on the adjacent property west and southwest of the site.

OPINION

The historic agricultural use of the site (orchards) is a suspect environmental condition. The aerial photographs and topographic maps reviewed as part of this Phase I ESA shows agricultural land (orchards) on the site from at least 1928 through at least 1953 (at least 25 years). The site has been vacant since at least 1966. There is a potential that the property could be affected with pesticides due to the historic agricultural use of the site. Since the agricultural use of the site occurred at least 44 years ago, it is possible that any pesticides formerly used on the site would have degraded over time.

The presence of the onsite soil piles is a suspect environmental condition. The Hacienda La Puente USD has indicated that the soil piles are excess dirt generated from other Hacienda La



Puente USD owned sites. The historical uses of the sites from which the soil was generated should be determined. If past uses of these other sites indicate the potential presence of hazardous chemicals or contaminants in soil on these other sites, then assessment of the onsite soil piles for the potential contaminants of concern may be warranted.

The Puente Hills Landfill is located adjacent to the west of the site, However, based on the findings of this Phase I ESA, the operation of the Puente Hills Landfill is not expected to be adversely affecting the soil or groundwater beneath the subject property for the following reasons:

- A 2,000-foot horizontal set back from the disposal of refuse on the landfill property to the subject property and other adjacent residences is maintained.
- The Eastern Canyon (nearest area of the landfill to the Orange Grove Park property) is equipped with a composite liner system and a liquid collection and removal system.
- A landfill gas collection system including vertical gas wells and horizontal gas trenches are present in the fill areas of the landfill.
- A groundwater protection system is installed in the Eastern Canyons including Barriers 4 and 5 (comprised of cement and bentonite) and groundwater extraction wells.
- VOCs have not been detected in groundwater samples collected from the groundwater monitoring wells located downgradient of the Eastern Canyon Barriers.

Based on the findings of this Phase I ESA, further assessment for VOCs of soil, soil gas or groundwater beneath the western portion of the Orange Grove Park site does not appear to be warranted at this time.

The former presence of oil wells, oil tanks and an oil sump on the adjacent property west and southwest of the site is a suspect environmental condition. The adjacent property to the west and southwest was developed with oil wells, tanks and/or sumps from at least 1949 through at least 1981. Given the close proximity of the former oil wells, tanks and sump to the subject property, there is the possibility that oil-impacted soil could be present beneath the site. During grading of the subject property, the subcontractor should be made aware of the possibility of encountering oil-impacted soil beneath the site. If oil-impacted soil is encountered, an environmental consultant should be contacted to assist in the appropriate handling and removal of oil-impacted material.

CONCLUSIONS

Rincon has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-05 of the property identified as Orange Grove Park located on the western portion of the Orange Grove Middle School property located at 14505 Orange Grove Avenue in Hacienda Heights, California (western portion of APN 8211-013-900). This assessment has revealed no evidence of recognized environmental conditions in connection with the, however, the following suspect environmental conditions were identified: 1) the former agricultural use of site; 2) the presence of onsite soil piles; and 3) the former presence of oil wells, oil tanks and an oil sump on the adjacent property west and southwest of the site.



RECOMMENDATIONS

Although it is possible that pesticides (if any) would have diminished over time, there is no way to know for sure if pesticides are currently present in the soils beneath the site unless sampling and analysis of onsite soils is conducted. As a precaution, Katherine Spitz Associates, Inc., LACDC and the Hacienda La Puente USD may want to consider collecting shallow soil samples from the site and analyzing these samples for pesticides.

In addition, soil sampling of the onsite soil piles may be warranted if past uses of the sites from which the soil piles were generated indicate the potential presence of hazardous chemicals or contaminants in the soil at these other sites.

During grading of the subject property, the subcontractor should be made aware of the possibility of encountering oil-impacted soil beneath the site. If oil-impacted soil is encountered, an environmental consultant should be contacted to assist in the appropriate handling and removal of oil-impacted material.

DEVIATIONS

Deviations from ASTM Practice E 1527-05 were not encountered during the completion of this Phase I ESA.

REFERENCES

The following published reference materials were used in preparation of this Phase I ESA:

Environmental database: GeoSearch report dated March 2, 2010.

Geology: California Geologic Survey (CGS), *California Geomorphic Provinces Note 36*, December, 2002; California Department of Water Resources (DWR), *California's Groundwater Bulletin 118*, 2003; Dibblee, Thomas, W. Jr., *Geologic Map of the El Monte and Baldwin Park Quadrangles*, 1999.

Groundwater: California DWR, *California's Groundwater Bulletin 118*, 2003; Regional Water Quality Control Board (RWQCB) online database (GeoTracker).

Topography: USGS topographic map (1966, photorevised 1981, Baldwin Park Quadrangle).

Oil and gas records: Division of Oil and Gas Munger Map Book (2003).

Aerial photographs: Photos provided by GeoSearch.

Historic topographic maps: Maps provided by GeoSearch.



SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

The qualified environmental professionals that are responsible for preparing the report include Sarah Larese and Walt Hamann. Their qualifications are summarized in the following section.


"We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."



Signature

Walt Hamann, PG, CEG, CHG, REA II

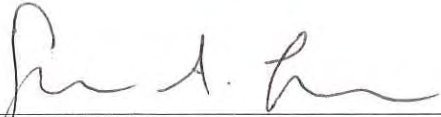
Name



Date

Vice President

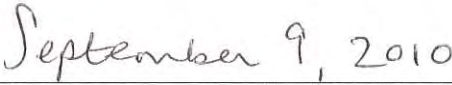
Title



Signature

Sarah A. Larese, REA

Name



Date

Associate Environmental Scientist

Title



QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

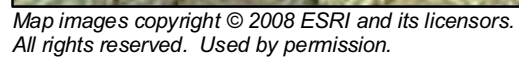
The environmental professionals responsible for conducting this Phase I ESA and preparing the report include Sarah Larese and Walt Hamann. Their qualifications are summarized below.

Environmental Professional Qualifications	X2.1.1 (2) (i) - Professional Engineer or Professional Geologist License or Registration, and 3 years of full-time relevant experience	X2.1.1 (2) (ii) - Licensed or certified by the Federal Government, State, Tribe, or U.S. Territory to perform environmental inquiries	X2.1.1 (2) (iii) – Baccalaureate or Higher Degree from and accredited institution of higher education in a discipline of engineering or science and the equivalent of 5 years of full-time relevant experience	X2.1.1 (2) (iii) – Equivalent of 10 years of full-time relevant experience
Walt Hamann	PG	REA II	MS Geology	25 years
Sarah Larese		REA I	BA Environmental Studies	10 years

Walt Hamann, PG, CEG, CHG, REA II, is a Principal and Senior Geologist with Rincon Consultants. He holds a Bachelor of Arts degree in geology from the University of California, Santa Barbara and a Master of Science degree in geology from the University of California, Los Angeles. He has over 20 years of experience conducting assessment and remediation projects and has prepared or overseen the preparation of hundreds of Phase I and Phase II Environmental Site Assessments throughout California. Mr. Hamann is a Professional Geologist (#4742), Certified Engineering Geologist (#1635), Certified Hydrogeologist (#208) and Registered Environmental Assessor II (#20063) with the State of California.

Sarah A. Larese, REA I is an Associate Environmental Scientist with Rincon Consultants. She holds a Bachelors degree in environmental studies from the University of California, Santa Barbara, California. Ms. Larese has experience in development, implementation and project management of environmental assessment and remediation projects, especially relating to underground storage tanks. Ms. Larese's responsibilities at Rincon include implementation of Phase I and II Environmental Site Assessments as well as conducting site remediation field activities and preparation of environmental reports. She has over ten years of experience conducting research, assessment and remediation projects. Ms. Larese is a Registered Environmental Assessor I (#07854) with the State of California.





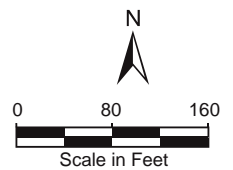
Map images copyright © 2009 ESRI and its licensors.
All rights reserved. Used by permission.

Figure 1



Aerial Source: Google Maps, 2007

- | | |
|---------------------------------------|--|
| Site Boundary | 5 Cleared/grubbed area with landscaping debris |
| Former Abandoned and Plugged Oil Well | 6 Ponded water |
| 1 School Parking | 7 Storage containers |
| 2 Cleared gravel lot | 8 Pole-mounted transformer |
| 3 Soil piles | |
| 4 Mulch piles | |

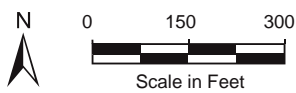


Site Map

Figure 2



Aerial Source: Google Maps, 2007



Site Boundary



Former Abandoned and Plugged Oil Well
(approximate location)

Adjacent Land Use Map

Figure 3





Photograph 1 - View from the southwestern corner of the site towards the northern and northeastern property line, facing north to northeast.



Photograph 2 - View of the school driveway and parking lot on the southern portion of the site, facing east towards the middle school.



Photograph 3 - View of the center of the subject property, facing north towards the adjacent residences off of Crystal Lantern Drive.



Photograph 4 - View of the northeastern portion of the site and adjacent paved driveway, facing north towards a storage container.



Photograph 5 - View of central portion of the site, facing southwest.



Photograph 6 - View of the grubbed cleared land on the southwestern portion of the site, facing west.



Photograph 7 - View of the adjacent school structures located east-southeast of the site, facing southeast.

FINCON	Site Photographs	
Orange Grove Park 14505 Orange Grove Avenue Hacienda Heights, California		Figure 4



Photograph 8 - View of the onsite soil piles and mulch pile, facing east towards Orange Grove Middle School.



Photograph 9 - View of onsite mulch piles, facing west.



Photograph 10 - View of a pole-mounted transformer and Orange Grove Middle School structures located east of the site, facing east.



Photograph 11 - View of the adjacent Orange Grove Middle School from 7th Avenue, facing northwest.



Photograph 12 - View of the vacant land adjacent to the west of the site, facing northeast.



Photograph 13 - View of the adjacent residences to the south of the site across Orange Grove Avenue, facing southeast.



Photograph 14 - View of the adjacent residences located north of the site along Crystal Lantern Drive, facing west.



Image source: County of Los Angeles Sanitation Districts, 2001 EIR

0 1,200 2,400
 Scale in Feet



Orange Grove Park Property Line

Adjacent Puente Hills Landfill Map

Appendix 1

Interview Documentation

User Questionnaire

Rincon # 10-28440 – Orange Grove Park, 14505 Orange Grove Avenue, Hacienda Heights , CA

To qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “*Brownfields Amendments*”), the *user* must provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that “*all appropriate inquiry*” is not complete.

*We respectfully request that you fill out this form and fax or email it to **Sarah Larese** at **Rincon Consultants, Inc. (fax 805-641-1072; sarah@rinconconsultants.com)** within one week from the date of this transmittal.*

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law? (40 CFR 312.25)

NO

2. Are you aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law? (40 CFR 312.26)

NO

3. Does the Title Report provide any information pertaining to environmental cleanup liens or activity and use limitations for the subject property?

NO ENVIRONMENTAL LIEN OR ACTIVITY AND USE LIMITATION PROVIDED IN THE PRELIMINARY REPORT.

4. As the user of this ESA and the person seeking to qualify for the LLP, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? (40 CFR 312.28)

NO



User Questionnaire

Rincon # 10-28440 – Orange Grove Park, 14505 Orange Grove Avenue, Hacienda Heights , CA

- 5. As the user of this ESA, based on your knowledge and experience related to the property, are you aware of any information pertaining to a valuation reduction for the subject property relative to any known environmental issues?**

NO

- 6. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?**

NOT APPLICABLE

- a. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? (40 CFR 312.29)**

NOT APPLICABLE

- 7. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? (40 CFR 312.30)**

- a. Do you know the past uses of the property? NO
- b. Do you know of specific chemicals that are present or once were present at the property? NO
- c. Do you know of spills or other chemical releases that have taken place at the property? NO
- d. Do you know of any environmental cleanups that have taken place at the property?
NO



User Questionnaire

Rincon # 10-28440 – Orange Grove Park, 14505 Orange Grove Avenue, Hacienda Heights , CA

- 8. As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? (40 CFR 312.31)**

NO



User Questionnaire

Rincon # 10-28440 – Orange Grove Park, 14505 Orange Grove Avenue, Hacienda Heights , CA

This questionnaire was completed by (please print):

Name	Bill Yee
Title	Manager
Firm	Community Development Commission, County of Los Angeles
Street Address	4800 E. Cesar E. Chavez Avenue
City, State, Zip Code	Los Angeles, CA 90022
Phone Number	(323) 260-3427
Fax Number	(323) 266-5930
What is the preparer's relationship to the property (i.e., seller, buyer, occupant, property manager, employee, agent, consultant, etc.)?	Assisting County with project development

The preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct, and to the best of the preparer's knowledge, no material facts have been suppressed or misstated.

Signature



Date 4-1-2010

*Please fax or email this form to **Sarah Larese at Rincon Consultants, Inc. (fax 805-641-1072; sarah@rinconconsultants.com)** or mail a copy to the following address.*

Rincon Consultants, Inc.
790 E. Santa Clara Street
Ventura, California 93001
Phone: (805) 641-1000



Rincon Consultants, Inc.

Property Owner Interview Questionnaire**Rincon # 10-28440 – Orange Grove Park, 14505 Orange Grove Avenue, Hacienda Heights , CA**

This questionnaire should be completed by the current property owner or a designated representative of the current property owner. We respectfully request that you fill out and return this form (via fax 805-641-1072 or email sarah@rinconconsultants.com) to us within one week from the date of this transmittal.

<input type="checkbox"/> 1)	Was the subject property or any adjoining property ever used as: <table border="0"><tr><td><input type="checkbox"/> a gasoline or other fueling station</td><td><input type="checkbox"/> a junkyard or landfill</td></tr><tr><td><input type="checkbox"/> a motor vehicle repair facility</td><td><input type="checkbox"/> a waste treatment, storage, disposal, processing or recycling facility</td></tr><tr><td><input type="checkbox"/> a commercial printing facility</td><td><input type="checkbox"/> a machine shop</td></tr><tr><td><input type="checkbox"/> a dry cleaners</td><td><input type="checkbox"/> a manufacturing facility</td></tr><tr><td><input type="checkbox"/> a photo developing laboratory</td><td><input type="checkbox"/> an oil production facility (including oil wells)</td></tr><tr><td><input type="checkbox"/> a metal plating facility</td><td><input type="checkbox"/> any other industrial use</td></tr></table> <input checked="" type="checkbox"/> a farm The land was an actual orange grove prior to its use as a school.		<input type="checkbox"/> a gasoline or other fueling station	<input type="checkbox"/> a junkyard or landfill	<input type="checkbox"/> a motor vehicle repair facility	<input type="checkbox"/> a waste treatment, storage, disposal, processing or recycling facility	<input type="checkbox"/> a commercial printing facility	<input type="checkbox"/> a machine shop	<input type="checkbox"/> a dry cleaners	<input type="checkbox"/> a manufacturing facility	<input type="checkbox"/> a photo developing laboratory	<input type="checkbox"/> an oil production facility (including oil wells)	<input type="checkbox"/> a metal plating facility	<input type="checkbox"/> any other industrial use
<input type="checkbox"/> a gasoline or other fueling station	<input type="checkbox"/> a junkyard or landfill													
<input type="checkbox"/> a motor vehicle repair facility	<input type="checkbox"/> a waste treatment, storage, disposal, processing or recycling facility													
<input type="checkbox"/> a commercial printing facility	<input type="checkbox"/> a machine shop													
<input type="checkbox"/> a dry cleaners	<input type="checkbox"/> a manufacturing facility													
<input type="checkbox"/> a photo developing laboratory	<input type="checkbox"/> an oil production facility (including oil wells)													
<input type="checkbox"/> a metal plating facility	<input type="checkbox"/> any other industrial use													
2)	Please describe the current land uses of the subject property and those surrounding your property. Please indicate all businesses/companies located on property.													
2a	Current use of Subject Property (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input checked="" type="checkbox"/> Other-Please Describe	(please include a brief description of current operation) Used as a 6 th through 8 th grade campus for public middle school educational purposes												
2b	Current use of Northern Adjoining Properties (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input checked="" type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) Other-Please Describe	(please include a brief description of current operation) Single family residential housing												
2c	Current use of Southern Adjoining Properties (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input checked="" type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) Other-Please Describe	(please include a brief description of current operation) Single family residential housing												
2d	Current use of Western Adjoining Properties (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input checked="" type="checkbox"/> Other-Please Describe	(please include a brief description of current operation) Operating landfill for disposal of solid waste												
2e	Current use of Eastern Adjoining Properties (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input checked="" type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) Other-Please Describe	(please include a brief description of current operation) Single family residential housing												

Property Owner Interview Questionnaire

Rincon # 10-28440 – Orange Grove Park, 14505 Orange Grove Avenue, Hacienda Heights , CA

3)	Please describe the previous land uses of your property and those surrounding your property. Include property ownership and dates of operation if known.	
3a	Previous use of Subject Property (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input checked="" type="checkbox"/> Other-Please Describe	(please include a brief description of previous operations, former property owners, and dates of operation) Agricultural land used for orange groves
3b	Previous use of Northern Adjoining Properties (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other-Please Describe	(please include a brief description of previous operations) Unknown
3c	Previous use of Southern Adjoining Properties (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other-Please Describe	(please include a brief description of previous operations) Unknown
3d	Previous use of Western Adjoining Properties (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other-Please Describe	(please include a brief description of previous operations) Unknown
3e	Previous use of Eastern Adjoining Properties (please check all that apply) <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other-Please Describe	(please include a brief description of previous operations) Unknown

4)	Who is the current owner of the facility?	Hacienda La Puente Unified School District
5)	When did current ownership begin?	1963
6)	What is the age of the on-site facility?	46 years
7)	Who is the previous owner of the property?	Bodinus Land Company

Property Owner Interview Questionnaire**Rincon # 10-28440 – Orange Grove Park, 14505 Orange Grove Avenue, Hacienda Heights , CA**

8)	Please indicate the property's current
	electrical service provider – Southern California Edison
	water service provider – San Gabriel Valley Water
	natural gas service provider – Sempra Energy
	sewer service provider – County of Los Angeles
	solid waste hauler – Athens Disposal

9)	To the best of your knowledge, has your facility previously or does your facility currently store or use any of the following in individual containers larger than 5 gallons in volume or 50 gallons in the aggregate? (if yes or unknown, include how many, type, and size)	
	<input type="checkbox"/> Damaged or discarded automotive or industrial batteries	
	<input type="checkbox"/> Pesticides	
	<input checked="" type="checkbox"/> Paints	Paint is stored on site for covering and removing graffiti. Larger quantities are kept on site during construction of repainting of the site
	<input type="checkbox"/> Oils or solvents	
	<input type="checkbox"/> Motor vehicle fuel	
	<input type="checkbox"/> Pesticides or Herbicides	
	<input checked="" type="checkbox"/> Other Chemicals or hazardous substances	Floor wax, floor wax stripper, cleaning materials in concentrate.

10)	Please indicate any wastes generated at the facility.		
	Hazardous waste:	Quantity:	Disposal Method:
	Asbestos Tile	As need to repair damaged flooring	Transported to permitted waste disposal site

11)	Are there currently or to the best of your knowledge have there been previously, any industrial drums (typically 55 gallon) or sacks of chemicals located on the property or at the facility?	
	<input type="checkbox"/> Yes	if Yes or Unknown, please describe
	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

Property Owner Interview Questionnaire

Rincon # 10-28440 – Orange Grove Park, 14505 Orange Grove Avenue, Hacienda Heights , CA

12)	Are there currently or to the best of your knowledge have there been previously, any evidence of fill dirt having been brought onto the property that originated from a contaminated site or that is of an unknown origin?	
	<input type="checkbox"/> Yes	if Yes or Unknown, please describe
	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Unknown	
13)	Are there currently or to the best of your knowledge have there been previously, any pits, ponds or lagoons located on the property in connection with waste treatment or waste disposal?	
	<input type="checkbox"/> Yes	if Yes or Unknown, please describe
	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Unknown	
14)	Are there currently or to the best of your knowledge have there been previously, any sumps, clarifiers, or solvent degreasers on the property?	
	<input type="checkbox"/> Yes	if Yes or Unknown, please describe
	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Unknown	
15)	Are there currently or to the best of your knowledge have there been previously, any stained soil on the property?	
	<input type="checkbox"/> Yes	if Yes or Unknown, please describe
	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Unknown	
16)	Are there currently or to the best of your knowledge have there been previously, any storage tanks (above or below ground) located on the property?	
	<input type="checkbox"/> Yes	if Yes or Unknown, please describe
	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Unknown	
17)	Are there currently or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways (etc.) indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	
	<input type="checkbox"/> Yes	if Yes or Unknown, please describe
	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Unknown	
18)	If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government agency?	

Property Owner Interview Questionnaire**Rincon # 10-28440 – Orange Grove Park, 14505 Orange Grove Avenue, Hacienda Heights , CA**

<input type="checkbox"/> Yes	if Yes or Unknown, please describe
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Unknown	

19)	Are there currently or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water, or are emitting foul odors?
<input type="checkbox"/> Yes	if Yes or Unknown, please describe
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Unknown	

20)	To the best of your knowledge has your facility previously or does your facility currently, discharge wastewater on or adjacent to the property other than storm water into a sanitary sewer system?
<input type="checkbox"/> Yes	if Yes or Unknown, please describe
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Unknown	

21)	Have any of the following ever been dumped above grade, buried and/or burned on the property? (please check all that apply and describe if possible)
<input type="checkbox"/> hazardous substances	
<input type="checkbox"/> petroleum products	
<input type="checkbox"/> unidentified waste materials	
<input type="checkbox"/> tires	
<input type="checkbox"/> automotive or industrial batteries	
<input checked="" type="checkbox"/> other waste materials (please describe)	The district has used the property to dump excess dirt and green waste generated at other District owned sites.

22)	Are there currently or to the best of your knowledge have there been previously, a transformer, capacitor or any hydraulic equipment on the property?
<input checked="" type="checkbox"/> Yes	if Yes or Unknown, please describe
<input type="checkbox"/> No	
<input type="checkbox"/> Unknown	

Property Owner Interview Questionnaire**Rincon # 10-28440 – Orange Grove Park, 14505 Orange Grove Avenue, Hacienda Heights , CA**

23)	Are there currently or to the best of your knowledge have there been previously any records indicating the presence of PCBs?	
	<input checked="" type="checkbox"/> Yes	if Yes or Unknown, please describe
	<input type="checkbox"/> No	Yes in lighting ballasts and electrical transformers in buildings on the site, but not on the property subject to the agreement.
	<input type="checkbox"/> Unknown	
24)	Are there currently or to the best of your knowledge have there been previously any records indicating the presence of pesticides or herbicides?	
	<input checked="" type="checkbox"/> Yes	if Yes or Unknown, please describe
	<input type="checkbox"/> No	Yes, as allowed by the Healthy Schools Act for the control of pests and weeds on the buildings and grounds
	<input type="checkbox"/> Unknown	
25)	Do you have any environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	
	<input type="checkbox"/> Yes	if Yes or Unknown, please describe
	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Unknown	
26)	Have you been informed of the past or current existence of hazardous substances, petroleum products, or environmental violations with respect to the property or any facility located on the property?	
	<input checked="" type="checkbox"/> Yes	if Yes or Unknown, please describe
	<input type="checkbox"/> No	Asbestos containing building materials are present in buildings on the site, but not on the property subject to the agreement.
	<input type="checkbox"/> Unknown	
27)	Do you have any knowledge of any environmental site assessments of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	
	<input type="checkbox"/> Yes	if Yes or Unknown, please describe
	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Unknown	
28)	Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release of any hazardous substances or petroleum products involving the property by any owner or occupant of the property?	
	<input type="checkbox"/> Yes	if Yes or Unknown, please describe
	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Unknown	

Property Owner Interview Questionnaire**Rincon # 10-28440 – Orange Grove Park, 14505 Orange Grove Avenue, Hacienda Heights , CA**

This questionnaire was completed by (please print)	
Name	Mark Hansberger
Title	Director of Facilities
Firm	Hacienda La Puente Unified School District
Street Address	15959 Gale Avenue
City, State, Zip Code	City of Industry
Phone Number	626-933-8701
Fax Number	626-855-3865
What is the Preparer's relationship to the property (i.e., owner, occupant, property manager, employee, agent, consultant, etc.) ?	Employee

Copies of the completed questionnaire should be faxed (preferably), emailed or mailed to:

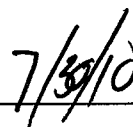
Rincon Consultants, Inc.
790 East Santa Clara Street
Ventura, California 93001
Attention: Environmental Site Assessment Division
Fax: (805) 641 – 1072
Sarah@rinconconsultants.com

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's knowledge no material facts have been suppressed or misstated.

Signature



Date



User Questionnaire

Rincon # 10-28440 – Orange Grove Park, 14505 Orange Grove Avenue, Hacienda Heights , CA

To qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “*Brownfields Amendments*”), the *user* must provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that “*all appropriate inquiry*” is not complete.

*We respectfully request that you fill out this form and fax or email it to **Sarah Larese at Rincon Consultants, Inc. (fax 805-641-1072; sarah@rinconconsultants.com)** within one week from the date of this transmittal.*

1. **Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law? (40 CFR 312.25)**

No

2. **Are you aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law? (40 CFR 312.26)**

No

3. **Does the Title Report provide any information pertaining to environmental cleanup liens or activity and use limitations for the subject property?**

Not to our knowledge

4. **As the user of this ESA and the person seeking to qualify for the LLP, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? (40 CFR 312.28)**

The question does not make sense in the context of the current use of the site



User Questionnaire

Rincon # 10-28440 – Orange Grove Park, 14505 Orange Grove Avenue, Hacienda Heights , CA

- 5. As the user of this ESA, based on your knowledge and experience related to the property, are you aware of any information pertaining to a valuation reduction for the subject property relative to any known environmental issues?**

No

- 6. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?**

The property is not being purchased. The site is being placed into a joint use agreement for two agencies

- a. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? (40 CFR 312.29)**

Not applicable

- 7. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? (40 CFR 312.30)**

- a. Do you know the past uses of the property?**

Some, the property is currently used for school purposes

- b. Do you know of specific chemicals that are present or once were present at the property?**

No

- c. Do you know of spills or other chemical releases that have taken place at the property?**



User Questionnaire

Rincon # 10-28440 – Orange Grove Park, 14505 Orange Grove Avenue, Hacienda Heights , CA

No

d. Do you know of any environmental cleanups that have taken place at the property?

No

8. As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? (40 CFR 312.31)

No



User Questionnaire

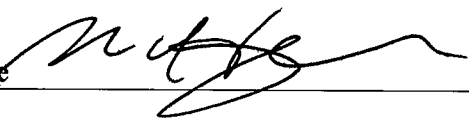
Rincon # 10-28440 – Orange Grove Park, 14505 Orange Grove Avenue, Hacienda Heights , CA

This questionnaire was completed by (please print):

Name	Mark Hansberger	
Title	Director of Facilities	
Firm	Hacienda La Puente USD	
Street Address	15959 Gale Avenue	
City, State, Zip Code	City of Industry, CA 91716	
Phone Number	626-933-8701	
Fax Number	626-855-3865	
What is the preparer's relationship to the property (i.e., seller, buyer, occupant, property manager, employee, agent, consultant, etc.)?	employee	

The preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct, and to the best of the preparer's knowledge, no material facts have been suppressed or misstated.

Signature



Date

7/30/10

*Please fax or email this form to **Sarah Larese at Rincon Consultants, Inc. (fax 805-641-1072; sarah@rinconconsultants.com)** or mail a copy to the following address.*

Rincon Consultants, Inc.
790 E. Santa Clara Street
Ventura, California 93001
Phone: (805) 641-1000



Rincon Consultants, Inc.

Appendix 2

Regulatory Records Documentation



Radius Report

<http://www.geo-search.net/QuickMap/index.htm?DataID=Standard0000014869>

Click on link above to access the map and satellite view of current property

Target Property:

***Orange Grove Property
14505 ORANGE GROVE AVE
HACIENDA HEIGHTS, Los Angeles County,
California 91745***

Prepared For:

Rincon Consultants-Ventura

Order #: 6456

Job #: 14869

Project #: 10-28440

PO #: 10-28440

Date: 03/02/2010

TARGET PROPERTY SUMMARY

Orange Grove Property

14505 ORANGE GROVE AVE

HACIENDA HEIGHTS, Los Angeles County, California 91745

USGS Quadrangle: **Baldwin Park, CA**

Target Property Geometry: **Point**

Target Property Longitude(s)/Latitude(s):

(-117.996369, 34.011932)

County/Parish Covered:

Los Angeles (CA)

Zipcode(s) Covered:

Hacienda Heights CA: 91745

Whittier CA: 90601

State(s) Covered:

CA

***Target property is located in Radon Zone 2.**

Zone 2 areas have a predicted average indoor radon screening level between 2 and 4 pCi/L.

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DATABASE FINDINGS SUMMARY (SOURCE)

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
<u>FEDERAL</u>				
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	Target Property
BIENNIAL REPORTING SYSTEM	BRS	0	0	Target Property
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	Target Property
EPA DOCKET DATA	DOCKETS	0	0	Target Property
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	Target Property
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNS	0	0	Target Property
FACILITY REGISTRY SYSTEM	FRS	0	0	Target Property
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRS	0	0	Target Property
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	Target Property
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	Target Property
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	Target Property
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDES	0	0	Target Property
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	Target Property
PERMIT COMPLIANCE SYSTEM	PCS	0	0	Target Property
CERCLIS LIENS	SFLIENS	0	0	Target Property
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	Target Property
TOXICS RELEASE INVENTORY	TRI	0	0	Target Property
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	Target Property
NO LONGER REGULATED RCRA GENERATOR FACILITIES	NLRRCRAG	0	0	Target Property and Adjoining
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR FACILITIES	RCRAG	0	0	Target Property and Adjoining
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM	CERCLIS	0	0	0.5000
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	0.5000
NO FURTHER REMEDIAL ACTION PLANNED SITES	NFRAP	0	0	0.5000

DATABASE FINDINGS SUMMARY (SOURCE)

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
OPEN DUMP INVENTORY	ODI	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	1.0000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
NATIONAL PRIORITIES LIST	NPL	1	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		1	0	

STATE (CA)

CLANDESTINE DRUG LABS	CDL	0	0	Target Property
CALIFORNIA HAZARDOUS MATERIAL INCIDENT REPORT SYSTEM	CHMIRS	0	0	Target Property
DTSC DEED RESTRICTIONS	DTSCDR	0	0	Target Property
EMISSIONS INVENTORY DATA	EMI	0	0	Target Property
HAZARDOUS WASTE TANNER SUMMARY	HWTS	0	0	Target Property
RECORDED ENVIRONMENTAL CLEANUP LIENS	LIENS	0	0	Target Property
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM FACILITIES	NPDES	0	0	Target Property
ABOVE GROUND STORAGE TANKS	ABST	0	0	0.2500
DRY CLEANER FACILITIES	CLEANER	0	0	0.2500
DTSC REGISTERED HAZARDOUS WASTE TRANSPORTERS	DTSCHWT	0	0	0.2500
HISTORICAL UNDERGROUND STORAGE TANKS	HISTUST	0	0	0.2500



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DATABASE FINDINGS SUMMARY (SOURCE)

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
CALIFORNIA MEDICAL WASTE MANAGEMENT PROGRAM FACILITY LIST	MWMP	0	0	0.2500
SPILLS, LEAKS, INVESTIGATION & CLEANUP RECOVERY LISTING	SLIC	0	0	0.2500
STATEWIDE ENVIRONMENTAL EVALUATION AND PLANNING SYSTEM	SWEEPS	0	0	0.2500
UNDERGROUND STORAGE TANKS	USTCUPA	0	0	0.2500
GEOTRACKER CLEANUP SITES	CLEANUPSITES	0	0	0.5000
CORTESE LIST	CORTESE	0	0	0.5000
EXPEDITED REMOVAL ACTION PROGRAM SITES	ERAP	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	LUST	0	0	0.5000
NO FURTHER ACTION DETERMINATION	NFA	0	0	0.5000
SITES NEEDING FURTHER EVALUATION	NFE	0	0	0.5000
LISTING OF CERTIFIED PROCESSORS	PROC	0	0	0.5000
REFERRED TO ANOTHER LOCAL OR STATE AGENCY	REF	0	0	0.5000
SCHOOL PROPERTY EVALUATIONS	SCH	0	0	0.5000
SOLID WASTE INFORMATION SYSTEM SITES	SWIS	0	0	0.5000
RECYCLING CENTERS	SWRCY	0	0	0.5000
VOLUNTARY CLEANUP PROGRAM	VCP	0	0	0.5000
WASTE MANAGEMENT UNIT DATABASE	WMUDS	0	0	0.5000
CALSITES DATABASE	CALSITES	0	0	1.0000
ENVIROSTOR CLEANUP SITES	ENVIROSTOR	0	0	1.0000
ENVIROSTOR PERMITTED AND CORRECTIVE ACTION SITES	ENVIROSTORPCA	0	0	1.0000
TOXIC PITS CLEANUP ACT SITES	TOXPITS	0	0	1.0000
SUB-TOTAL		0	0	

LOCAL

LOS ANGELES COUNTY HAZARDOUS MATERIALS SYSTEM	HMS	0	0	Target Property
LOS ANGELES COUNTY SITE MITIGATION LIST	SM	0	0	Target Property
WELL INVESTIGATIONS PROGRAM CASE LIST	WIP	0	0	0.2500



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DATABASE FINDINGS SUMMARY (SOURCE)

DATABASE	ACRONYM	LOCA- TABLE	UNLOCA- TABLE	SEARCH RADIUS (miles)
SAN GABRIEL VALLEY AREAS OF CONCERN	AOC	1	0	1.0000
SUB-TOTAL		1	0	

TRIBAL

UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR09	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR09	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	

TOTAL		2	0	
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DATABASE FINDINGS SUMMARY (DETAIL)

ACRONYM	Target Property	SEARCH RADIUS (miles)	1/8 Mile (> TP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
<u>FEDERAL</u>								
AIRSAFS		.0200	0	0	0	0	0	0
BRS		.0200	0	0	0	0	0	0
CDL		.0200	0	0	0	0	0	0
DOCKETS		.0200	0	0	0	0	0	0
EC		.0200	0	0	0	0	0	0
ERNS		.0200	0	0	0	0	0	0
FRS		.0200	0	0	0	0	0	0
HMIRS		.0200	0	0	0	0	0	0
ICIS		.0200	0	0	0	0	0	0
ICISNPDES		.0200	0	0	0	0	0	0
MLTS		.0200	0	0	0	0	0	0
NPDES		.0200	0	0	0	0	0	0
PADS		.0200	0	0	0	0	0	0
PCS		.0200	0	0	0	0	0	0
SFLIENS		.0200	0	0	0	0	0	0
SSTS		.0200	0	0	0	0	0	0
TRI		.0200	0	0	0	0	0	0
TSCA		.0200	0	0	0	0	0	0
NLRRCRAG		.1250	0	0	0	0	0	0
RCRAG		.1250	0	0	0	0	0	0
BF		.5000	0	0	0	0	0	0
CERCLIS		.5000	0	0	0	0	0	0
LUCIS		.5000	0	0	0	0	0	0
NFRAP		.5000	0	0	0	0	0	0
NLRRCRAT		.5000	0	0	0	0	0	0
ODI		.5000	0	0	0	0	0	0
RCRAT		.5000	0	0	0	0	0	0

DATABASE FINDINGS SUMMARY (DETAIL)

ACRONYM	Target Property	SEARCH RADIUS (miles)	1/8 Mile (> TP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
DNPL		1.000	0	0	0	0	0	0
DOD		1.000	0	0	0	0	0	0
FUDS		1.000	0	0	0	0	0	0
NLRRCRAC		1.000	0	0	0	0	0	0
NPL		1.000	0	0	0	1	0	1
PNPL		1.000	0	0	0	0	0	0
RCRAC		1.000	0	0	0	0	0	0
RODS		1.000	0	0	0	0	0	0
SUB-TOTAL			0	0	0	1	0	1

STATE (CA)

CDL	.0200	0	0	0	0	0	0
CHMIRS	.0200	0	0	0	0	0	0
DTSCDR	.0200	0	0	0	0	0	0
EMI	.0200	0	0	0	0	0	0
HWTS	.0200	0	0	0	0	0	0
LIENS	.0200	0	0	0	0	0	0
NPDES	.0200	0	0	0	0	0	0
ABST	.2500	0	0	0	0	0	0
CLEANER	.2500	0	0	0	0	0	0
DTSCHWT	.2500	0	0	0	0	0	0
HISTUST	.2500	0	0	0	0	0	0
MWMP	.2500	0	0	0	0	0	0
SLIC	.2500	0	0	0	0	0	0
SWEEPS	.2500	0	0	0	0	0	0
USTCUPA	.2500	0	0	0	0	0	0
CLEANUPSITES	.5000	0	0	0	0	0	0
CORTESE	.5000	0	0	0	0	0	0



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DATABASE FINDINGS SUMMARY (DETAIL)

ACRONYM	Target Property	SEARCH RADIUS (miles)	1/8 Mile (> TP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ERAP		.5000	0	0	0	0	0	0
LUST		.5000	0	0	0	0	0	0
NFA		.5000	0	0	0	0	0	0
NFE		.5000	0	0	0	0	0	0
PROC		.5000	0	0	0	0	0	0
REF		.5000	0	0	0	0	0	0
SCH		.5000	0	0	0	0	0	0
SWIS		.5000	0	0	0	0	0	0
SWRCY		.5000	0	0	0	0	0	0
VCP		.5000	0	0	0	0	0	0
WMUDS		.5000	0	0	0	0	0	0
CALSITES		1.000	0	0	0	0	0	0
ENVIROSTOR		1.000	0	0	0	0	0	0
ENVIROSTORPCA		1.000	0	0	0	0	0	0
TOXPITS		1.000	0	0	0	0	0	0
SUB-TOTAL			0	0	0	0	0	0

LOCAL

HMS		.0200	0	0	0	0	0	0
SM		.0200	0	0	0	0	0	0
WIP		.2500	0	0	0	0	0	0
AOC		1.000	0	0	0	1	0	1
SUB-TOTAL			0	0	0	1	0	1

TRIBAL

USTR09		.2500	0	0	0	0	0	0
LUSTR09		.5000	0	0	0	0	0	0
ODINDIAN		.5000	0	0	0	0	0	0



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DATABASE FINDINGS SUMMARY (DETAIL)

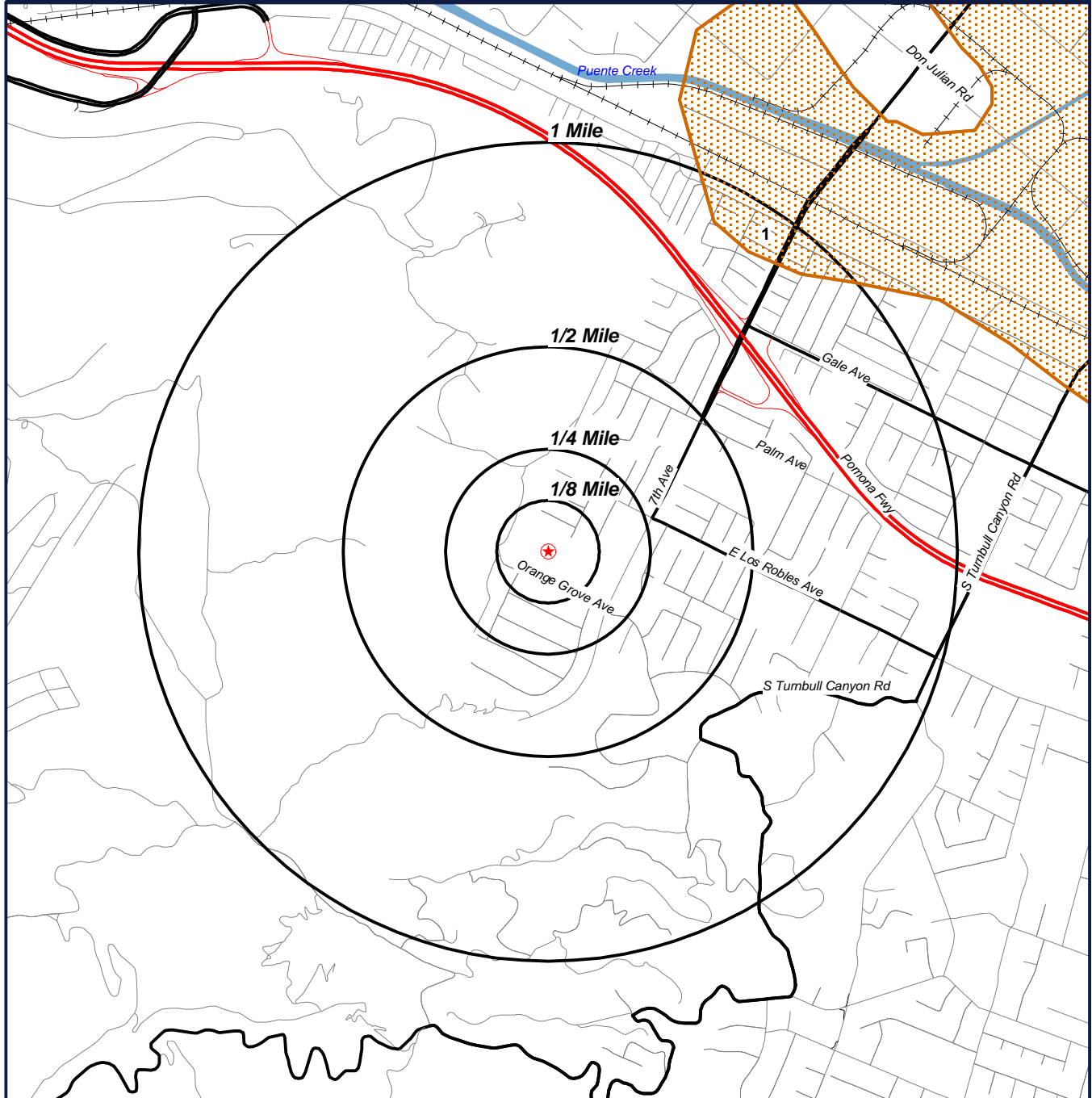
ACRONYM	Target Property	SEARCH RADIUS (miles)	1/8 Mile (> TP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
INDIANRES		1.000	0	0	0	0	0	0
SUB-TOTAL			0	0	0	0	0	0




TOTAL			0	0	0	2	0	2
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RADIUS MAP



-  Target Property (TP)
-  NPL
-  AOC

Orange Grove Property
14505 ORANGE GROVE AVE
HACIENDA HEIGHTS, California
91745

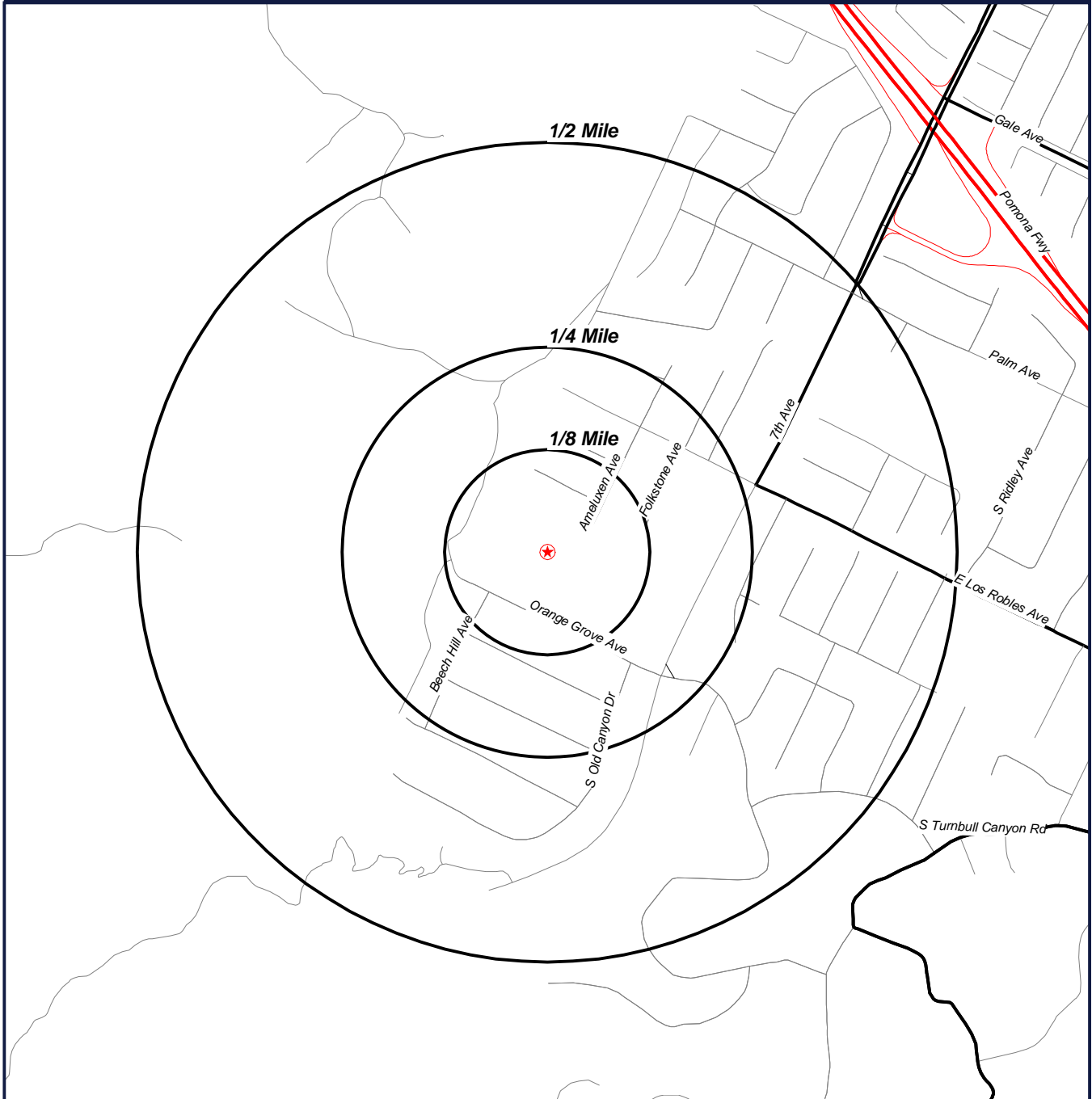


0' 1000' 2000' 3000'
SCALE: 1" = 2000'



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RADIUS MAP



- ★ Target Property (TP)
- NPL
- AOC

Orange Grove Property
14505 ORANGE GROVE AVE
HACIENDA HEIGHTS, California
91745






0' 500' 1000' 1500'
SCALE: 1" = 1000'



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ORTHOPHOTO MAP



-  Target Property (TP)
-  NPL
-  AOC

Quadrangle(s): Baldwin Park
Source: USGS (06/01/1994)
Orange Grove Property
14505 ORANGE GROVE AVE
HACIENDA HEIGHTS, California
91745

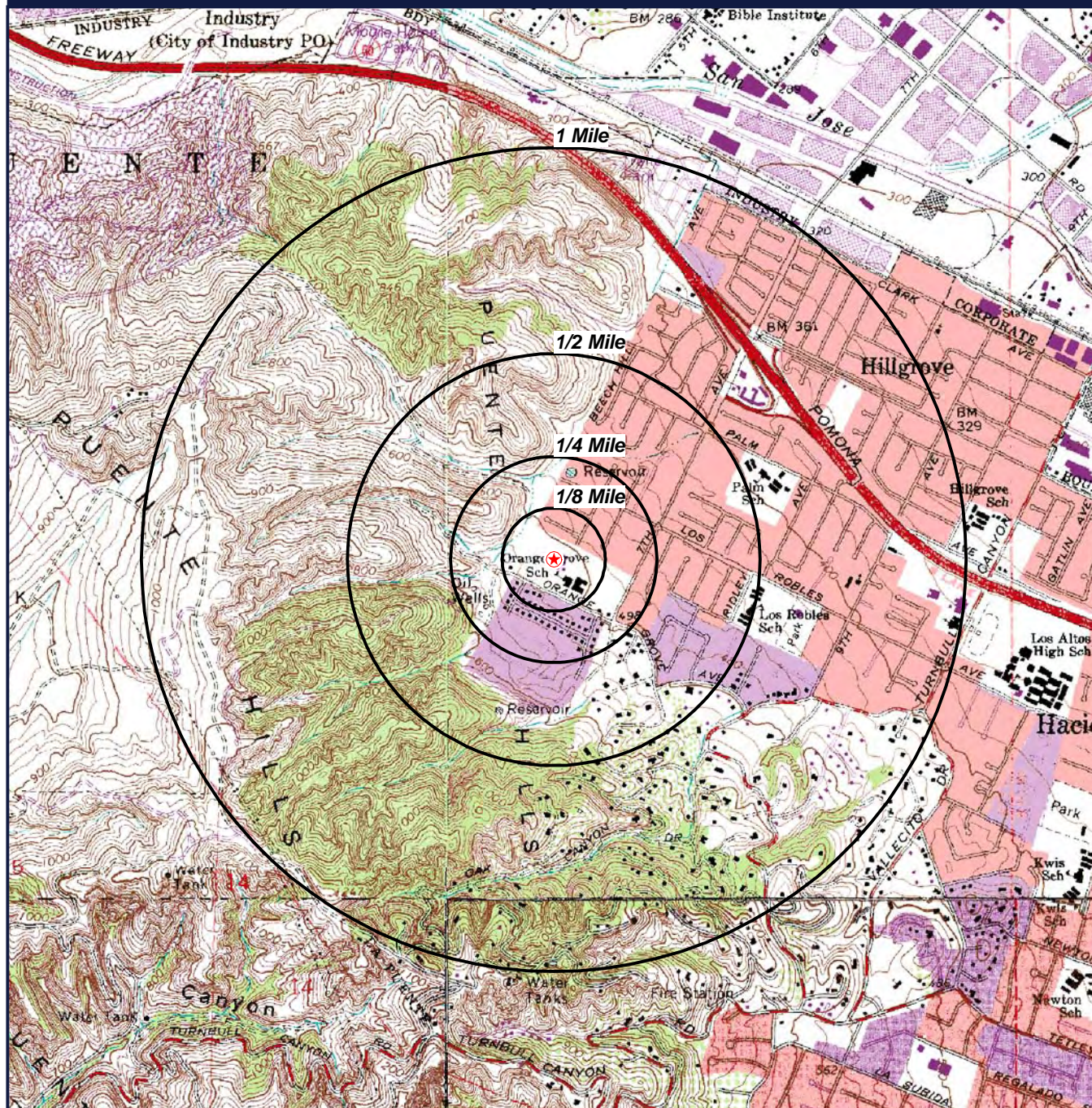


0' 500' 1000' 1500'
SCALE: 1" = 1000'



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TOPOGRAPHIC MAP



★ Target Property (TP)

Quadrangle(s): Baldwin Park
Source: USGS, 1981
Orange Grove Property
14505 ORANGE GROVE AVE
HACIENDA HEIGHTS, California
91745



0' 1000' 2000' 3000'
 SCALE: 1" = 2000'

GeoSearch

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REPORT SUMMARY OF LOCATABLE SITES

MAP ID#	DATABASE NAME	SITE ID#	DISTANCE FROM SITE	SITE NAME	ADDRESS	CITY, ZIP CODE	PAGE #
1	NPL	CAD980817985	0.890 NE	SAN GABRIEL VALLEY (AREA 4)	STIMSON AVE & OLD VALLEY BLVD	LA PUENTE, 91744	1
1	AOC	CAD980817985	0.890 NE	SAN GABRIEL VALLEY (AREA 4 - CITY OF IND	STIMSON AVE & OLD VALLEY BLVD	LA PUENTE, 91744	4



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NATIONAL PRIORITIES LIST (NPL)

MAP ID# 1

Distance from Property: 0.89 mi. NE

FACILITY INFORMATION

EPA ID#: CAD980817985

SITE ID#: 902091

NAME: SAN GABRIEL VALLEY (AREA 4)

ADDRESS: STIMSON AVE & OLD VALLEY BLVD
LA PUENTE, CA 91744

COUNTY: LOS ANGELES

NATIONAL PRIORITY LISTING: F - CURRENTLY ON THE FINAL NPL

FEDERAL FACILITY CLASSIFICATION: N - NOT A FEDERAL FACILITY

PHYSICAL CLASSIFICATION OF SITE / INCIDENT: GROUNDWATER

FEDERAL REGISTER INFORMATION

<u>DATE</u>	<u>VOLUME</u>	<u>PAGE #</u>	<u>ACTION</u>	<u>HRS SCORE</u>
05/08/1984	49	19480	PROMULGATED TO THE FINAL NPL	28.9
09/08/1983	48	40674	PROPOSED TO THE FINAL NPL	28.9

SITE DESCRIPTION

THE PUENTE VALLEY OPERABLE UNIT (PVOU) IS LOCATED WITHIN THE SOUTHEASTERN PORTION OF THE SAN GABRIEL VALLEY, APPROXIMATELY 25 MILES FROM THE PACIFIC COAST, IN EASTERN LOS ANGELES COUNTY. LOCATED WITHIN THE SAN GABRIEL VALLEY IS THE SAN GABRIEL BASIN. T, EPA ISSUED A ROD IN MARCH 1993.

AFTER THE INTERIM ROD WAS SIGNED, AND SPECIAL NOTICE LETTERS WERE SENT OUT, THE PRPS WERE UNABLE TO MAKE A UNIFIED OFFER FOR ALL OF THE WORK (I.E., SHALLOW ZONE AND INTERMEDIATE ZONE CLEANUP, AND MID-VALLEY MONITORING

SITE HISTORY - NO SITE HISTORY INFORMATION AVAILABLE -

ACTIONS

<u>START DATE</u>	<u>COMPLETION DATE</u>	<u>TYPE</u>
	09/29/09	TT - NOTICE OF INTENT BY ALL PARTIES
	09/24/09	UA - UNILATERAL ADMIN ORDER
9/29/2008	08/21/09	CD - CONSENT DECREE
3/29/2002	07/21/09	BE - POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN
9/29/2008	04/27/09	CD - CONSENT DECREE
	02/25/09	LO - LODGED BY DOJ
	02/11/09	LO - LODGED BY DOJ
5/1/1984	10/28/08	CR - COMMUNITY INVOLVEMENT
	10/27/08	CD - CONSENT DECREE
	09/02/08	LO - LODGED BY DOJ
8/21/2007	02/05/08	CD - CONSENT DECREE
7/27/2007	12/26/07	CD - CONSENT DECREE
	11/29/07	LO - LODGED BY DOJ
	08/30/07	LO - LODGED BY DOJ
9/26/2006	04/17/07	CD - CONSENT DECREE
9/26/2006	01/29/07	CD - CONSENT DECREE
	11/02/06	LO - LODGED BY DOJ
	11/02/06	LO - LODGED BY DOJ
7/25/2005	04/28/06	CD - CONSENT DECREE



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NATIONAL PRIORITIES LIST (NPL)

	04/24/06	LO - LODGED BY DOJ
7/25/2005	02/27/06	BE - POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN
6/11/2003	09/08/05	CD - CONSENT DECREE
8/22/2003	06/25/05	CD - CONSENT DECREE
	06/14/05	EH - EXPLANATION OF SIGNIFICANT DIFFERENCES
	07/31/03	LO - LODGED BY DOJ
	04/22/03	LO - LODGED BY DOJ
	05/16/02	LO - LODGED BY DOJ
	03/21/02	UA - UNILATERAL ADMIN ORDER
9/28/2000	03/21/02	AN - REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
9/28/2000	09/27/01	AN - REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
	09/13/01	UA - UNILATERAL ADMIN ORDER
10/1/1999	09/28/00	NS - NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH
	09/14/99	AC - ADMINISTRATIVE ORDER ON CONSENT
	09/30/98	RO - RECORD OF DECISION
12/20/1996	09/30/98	CO - COMBINED REMEDIAL INVESTIGATION/FEASIBILITY STUDY
	02/25/98	AC - ADMINISTRATIVE ORDER ON CONSENT
	07/02/97	AC - ADMINISTRATIVE ORDER ON CONSENT
9/30/1993	12/20/96	BD - POTENTIALLY RESPONSIBLE PARTY REMEDIAL INVESTIGATION/FEASIBILITY STUDY
	08/18/95	NJ - NOTICE LETTERS ISSUED
	05/05/95	NJ - NOTICE LETTERS ISSUED
	04/20/95	NJ - NOTICE LETTERS ISSUED
	04/13/95	NJ - NOTICE LETTERS ISSUED
1/30/1989	07/01/94	NS - NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH
9/30/1984	07/01/94	NS - NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH
	02/03/94	SG - SPECIAL NOTICE ISSUED
	09/30/93	AC - ADMINISTRATIVE ORDER ON CONSENT
5/26/1993	09/30/93	FN - REMEDIAL INVESTIGATION/FEASIBILITY STUDY NEGOTIATIONS
	05/26/93	SG - SPECIAL NOTICE ISSUED
	05/07/93	NJ - NOTICE LETTERS ISSUED
	04/09/93	NJ - NOTICE LETTERS ISSUED
	02/12/93	NJ - NOTICE LETTERS ISSUED
	01/12/93	NJ - NOTICE LETTERS ISSUED
	09/16/92	JF - ECOLOGICAL RISK ASSESSMENT
	09/16/92	ED - RISK/HEALTH ASSESSMENT
12/27/1991	12/27/91	RS - REMOVAL ASSESSMENT
	09/26/91	NJ - NOTICE LETTERS ISSUED
	07/09/91	NJ - NOTICE LETTERS ISSUED
	07/03/91	NJ - NOTICE LETTERS ISSUED
	03/15/91	NJ - NOTICE LETTERS ISSUED
	03/06/91	NJ - NOTICE LETTERS ISSUED
	02/07/91	NJ - NOTICE LETTERS ISSUED
	12/07/90	NJ - NOTICE LETTERS ISSUED
	12/06/90	NJ - NOTICE LETTERS ISSUED

NATIONAL PRIORITIES LIST (NPL)

	12/05/90	NJ - NOTICE LETTERS ISSUED
	10/12/90	NJ - NOTICE LETTERS ISSUED
	09/20/90	NJ - NOTICE LETTERS ISSUED
	07/09/90	NJ - NOTICE LETTERS ISSUED
	06/08/90	IC - ISSUE REQUEST LETTERS (104E)
	06/07/90	NJ - NOTICE LETTERS ISSUED
	05/07/90	NJ - NOTICE LETTERS ISSUED
	12/30/88	IC - ISSUE REQUEST LETTERS (104E)
	05/08/84	NF - FINAL LISTING ON NATIONAL PRIORITIES LIST
	01/01/84	IC - ISSUE REQUEST LETTERS (104E)
	09/08/83	NP - PROPOSAL TO NATIONAL PRIORITIES LIST
3/1/1983	09/01/83	SI - SITE INSPECTION
3/1/1983	09/01/83	SI - SITE INSPECTION
	09/01/83	PA - PRELIMINARY ASSESSMENT
	09/01/83	HR - HAZARD RANKING SYSTEM PACKAGE
	08/01/83	IC - ISSUE REQUEST LETTERS (104E)
	04/01/80	DS - DISCOVERY
9/27/2001	/ /	RD - REMEDIAL DESIGN
7/21/2009	/ /	BF - POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION LONG TERM ACTION
2/27/2006	/ /	BF - POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION

SAN GABRIEL VALLEY AREAS OF CONCERN (AOC)

MAP ID# 1

Distance from Property: 0.89 mi. NE

FACILITY INFORMATION

EPA ID#: CAD980817985

PROPOSED DATE: 09/08/83

NAME: SAN GABRIEL VALLEY (AREA 4 - City of Industry and
Puente Valley)

FINAL DATE: 05/08/84

ADDRESS: STIMSON AVE & OLD VALLEY BLVD, LA PUENTE, CA 91744
LOS ANGELES COUNTY

SITE DESCRIPTION

THE SAN GABRIEL VALLEY (AREA 4) SITE IS AN AREA OF CONTAMINATED GROUNDWATER THAT RUNS ALONG SAN JOSE CREEK IN LA PUENTE. THIS SITE IS ONE OF FOUR SUPERFUND SITES LOCATED IN THE 170-SQUARE-MILE SAN GABRIEL VALLEY. OVER 30 SQUARE MILES OF GROUNDWATER UNDER THE VALLEY MAY BE CONTAMINATED. THE SITES INCLUDE FOUR LARGE AREAS OF GROUNDWATER CONTAMINATION THAT UNDERLIE SIGNIFICANT PORTIONS OF THE CITIES OF ALHAMBRA, ARCADIA, AZUSA, BALDWIN PARK, INDUSTRY, EL MONTE, LA PUENTE, MONROVIA, ROSEMEAD, SOUTH EL MONTE, WEST COVINA, AND OTHER AREAS OF THE SAN GABRIEL VALLEY. CONTAMINATION OF THE GROUNDWATER BY VOLATILE ORGANIC COMPOUNDS (VOCs) WAS FIRST DETECTED IN 1979 WHEN AEROJET ELECTROSYSTEMS IN AZUSA SAMPLED NEARBY WELLS IN THE VALLEY COUNTY WATER DISTRICT. FOLLOWING THIS DISCOVERY, THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES (CDHS) INITIATED A WELL SAMPLING PROGRAM TO ASSESS THE EXTENT OF CONTAMINATION. BY 1984, 59 WELLS WERE FOUND TO BE CONTAMINATED WITH HIGH LEVELS OF VARIOUS VOCs. HUNDREDS OF INDIVIDUAL FACILITIES COULD BE CONTRIBUTING TO THE CONTAMINATION IN THE BASIN THROUGH IMPROPER HANDLING AND DISPOSAL PRACTICES. ANALYSES SHOW THAT MANY WELLS IN THE AREA DO NOT MEET THE EPA'S STANDARDS FOR WATER QUALITY. THE BASIN'S GROUNDWATER PROVIDES APPROXIMATELY 90 PERCENT OF THE DOMESTIC WATER SUPPLY FOR OVER 1,000,000 PEOPLE WHO LIVE IN THE VALLEY. OVER 400 WATER SUPPLY WELLS ARE USED IN THE BASIN TO EXTRACT GROUNDWATER FOR INDUSTRIAL, BUSINESS, AGRICULTURAL, AND DOMESTIC USES. FORTY-FIVE DIFFERENT SUPPLIERS OF WATER OPERATE IN THE BASIN AND PROVIDE DRINKING WATER TO MORE THAN 1,000,000 PEOPLE.

SITE RESPONSIBILITY

THIS SITE IS BEING ADDRESSED THROUGH FEDERAL AND STATE ACTIONS.

THREATS AND CONTAMINANTS

GROUNDWATER AND SOIL ARE CONTAMINATED WITH VARIOUS VOCs. PEOPLE WHO INHALE VAPORS FROM GROUNDWATER THAT CONTAIN VOCs COULD BE EXPOSED TO HAZARDOUS SUBSTANCES. CURRENTLY, ALL DRINKING WATER PROVIDED MEETS FEDERAL AND STATE DRINKING WATER STANDARDS

ACTIONS TAKEN

THIS SITE IS BEING ADDRESSED IN THREE LONG-TERM REMEDIAL PHASES FOCUSING ON CLEANUP OF AREA-WIDE CONTAMINATION, THE PUENTE VALLEY AREA, AND IDENTIFICATION AND CONTROL OF THE SOURCE OF CONTAMINATION.

AREA-WIDE CONTAMINATION: IN 1984, THE EPA BEGAN A STUDY OF THE NATURE AND EXTENT OF CONTAMINATION THROUGHOUT THE SAN GABRIEL VALLEY. THE INTENT OF THIS INVESTIGATION IS TO IDENTIFY SPECIFIC AREAS OF THE SITE FOR FOCUSED STUDY AND PROVIDE SUPPORT TO ONGOING ACTIVITIES AT ALL AREAS OF THE SAN GABRIEL VALLEY SITE. PUENTE VALLEY AREA: POTENTIALLY RESPONSIBLE PARTIES, UNDER EPA OVERSIGHT, INVESTIGATED THE NATURE AND EXTENT OF CONTAMINATION AT THE PUENTE VALLEY AREA. THIS PHASE OF THE PROJECT, COMMONLY REFERRED TO AS THE REMEDIAL INVESTIGATION/FEASIBILITY STUDY (RI/FS) WAS COMPLETED IN JUNE 1996.

SOURCE IDENTIFICATION AND CONTROL: THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, LOS ANGELES REGION, WORKING UNDER A COOPERATIVE AGREEMENT WITH THE EPA, IS IDENTIFYING SOURCES OF CONTAMINANTS. TO DATE, NEARLY 400 INDIVIDUAL FACILITIES HAVE BEEN CONFIRMED AS HAVING SOIL CONTAMINATION.

THE SELECTED REMEDY FOR THE PVOU INCLUDES EXTRACTION, CONTAINMENT AND TREATMENT OF CONTAMINATED GROUNDWATER IN THE SHALLOW AND INTERMEDIATE ZONES AT THE MOUTH OF PUENTE VALLEY. THE REMEDY ALSO INCLUDES A SET OF WELLS FOR MONITORING THE GROUNDWATER IN THE SHALLOW, INTERMEDIATE, AND DEEP ZONES AT MID-VALLEY AND THE MOUTH OF THE VALLEY, TO ENSURE THAT THE REMEDY MEETS THE PERFORMANCE CRITERIA SET IN



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SAN GABRIEL VALLEY AREAS OF CONCERN (AOC)

THE RECORD OF DECISION. COST ESTIMATES FOR THE REMEDY ASSUME THAT ADDITIONAL EXTRACTION AND TREATMENT SYSTEMS WILL BE NEEDED FOR BOTH THE INTERMEDIATE AND SHALLOW ZONES. THE ESTIMATE ALSO ASSUMES THAT THE TREATMENT TECHNOLOGY WILL BE AIR STRIPPING AND ADSORPTION OF VOLATILE ORGANIC COMPOUNDS (VOCs) IN THE OFF-GAS. THE NET PRESENT WORTH OF THIS REMEDY, AT THE TIME OF THE ROD, IS \$27.8 MILLION.

THIS REMEDY SPECIFIES CRITERIA THAT THE TREATMENT SYSTEM MUST MEET WHILE PROVIDING FLEXIBILITY IN IMPLEMENTING THE SYSTEM. FOR EXAMPLE, IN THE INTERMEDIATE ZONE AT THE MOUTH OF THE VALLEY, THE ROD PROVIDES THE OPTION TO EITHER INSTALL A SERIES OF EXTRACTION WELLS OR USE AN EXISTING WELL-FIELD EXTRACTION SYSTEM, AS LONG AS THE FOLLOWING PERFORMANCE CRITERIA IS MET: "THE REMEDIAL ACTION SHALL PROVIDE SUFFICIENT HYDRAULIC CONTROL, THROUGH GROUNDWATER EXTRACTION, TO CAPTURE GROUNDWATER CONTAMINATED WITH VOCs ABOVE MCLS [MAXIMUM CONTAMINANT LEVELS ALLOWED BY STATE LAW], AND PREVENT IT FROM MIGRATING INTO OR BEYOND THE B7 WELL FIELD AREA (DEPENDING ON THE LOCATION OF EXTRACTION)." THE SHALLOW ZONE REMEDY MUST COMPLY WITH THE FOLLOWING PERFORMANCE CRITERIA: "THE REMEDIAL ACTION SHALL APPLY MEASURES NECESSARY TO PREVENT FURTHER MIGRATION OF GROUNDWATER IN THE SHALLOW ZONE WITH VOCs ABOVE 10 TIMES MCLS FROM MIGRATING BEYOND ITS CURRENT LATERAL AND VERTICAL EXTENT."

EXTRACTED GROUNDWATER WILL BE TREATED TO REMOVE VOCs BEFORE IT IS DISCHARGED TO EITHER SAN JOSE CREEK OR TO A MUNICIPAL WATER SUPPLY SYSTEM.

CURRENTLY, THE EPA IS WORKING WITH THE POTENTIALLY RESPONSIBLE PARTIES (PRPS) ON THE REMEDIAL DESIGN. THE SELECTED REMEDY INCLUDES CONTAINMENT OF THE CONTAMINATED SHALLOW AND INTERMEDIATE GROUNDWATER AT THE MOUTH OF PUENTE VALLEY.

SITE REPOSITORY/LIBRARY SOURCES

HACIENDA HEIGHTS PUBLIC LIBRARY
16010 LA MONDE STREET,
HACIENDA HEIGHTS, CA 91745
(626) 968-9356

ROSEMEAD LIBRARY
8800 VALLEY BOULEVARD
ROSEMEAD, CA 91770
(626) 573-5220

WEST COVINA LIBRARY
1801 WEST COVINA PARKWAY
WEST COVINA, CA 91790
(626) 962-3541

SUPERFUND RECORDS CENTER
MAIL STOP SFD-7C
95 HAWTHORNE STREET, ROOM 403
SAN FRANCISCO, CA 94105
(415) 536-2000



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 3/2009

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BF Brownfields Management System

VERSION DATE: 1/2010

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains the activities, including grantee assessment, cleanup and redevelopment, of the various Brownfield grant programs through the Brownfields Management System database.

BRS Biennial Reporting System

VERSION DATE: 1/2003

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The purpose of this report is to communicate the findings of EPA's Biennial Reporting System (BRS) data collection efforts to the public, government agencies, and the regulated community.

Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 3/2009

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

CERCLIS Comprehensive Environmental Response, Compensation & Liability Information System

VERSION DATE: 12/2009

CERCLIS is the repository for site and non-site specific Superfund information in support of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This United States Environmental Protection Agency database contains an extract of sites that have been investigated or are in the process of being investigated for potential environmental risk.

DNPL Delisted National Priorities List

VERSION DATE: 12/2009

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

DOCKETS EPA Docket Data

VERSION DATE: 12/2005

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location.

DOD Department of Defense Sites

VERSION DATE: 12/2005

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 12/2009

This database includes site locations where Engineering and/or Institutional Controls have been identified as part of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

ERNS Emergency Response Notification System

VERSION DATE: 12/2009

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRS Facility Registry System

VERSION DATE: 6/2009

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

FUDS Formerly Used Defense Sites

VERSION DATE: 9/2009

The 2008 FUDS inventory includes properties previously owned by or leased to the United States and under Secretary of Defense jurisdiction. The remediation of these properties is the responsibility of the Department of Defense.

HMIRS Hazardous Materials Incident Reporting System

VERSION DATE: 11/2009

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation.

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 3/2009

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System
VERSION DATE: 3/2009

ICIS-NPDES is an information management system maintained by the United States Environmental Protection Agency's Office of Compliance to track permit compliance and enforcement status of facilities regulated by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act. ICIS-NPDES is designed to support the NPDES program at the state, regional, and national levels.

LUCIS Land Use Control Information System
VERSION DATE: 9/2006

The LUCIS database is maintained by the U.S. Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

MLTS Material Licensing Tracking System
VERSION DATE: 3/2009

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements.

NFRAP No Further Remedial Action Planned Sites
VERSION DATE: 1/2010

This database includes sites which have been determined by the United States Environmental Protection Agency, following preliminary assessment, to no longer pose a significant risk or require further activity under CERCLA. After initial investigation, no contamination was found, contamination was quickly removed or contamination was not serious enough to require Federal Superfund action or NPL consideration.

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities
VERSION DATE: 12/2009

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NLRRCRAG No Longer Regulated RCRA Generator Facilities
VERSION DATE: 12/2009

This database includes RCRA Generator facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly generated hazardous waste.



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 12/2009

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

NPDES National Pollutant Discharge Elimination System

VERSION DATE: 4/2007

Information in this database is extracted from the Water Permit Compliance System (PCS) database which is used by United States Environmental Protection Agency to track surface water permits issued under the Clean Water Act. Refer to the PCS and/or ICIS-NPDES database as source of current data.

NPL National Priorities List

VERSION DATE: 12/2009

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

ODI Open Dump Inventory

VERSION DATE: 6/1985

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

PADS PCB Activity Database System

VERSION DATE: 9/2009

The PCB Activity Database System (PADS) is used by the United States Environmental Protection Agency to monitor the activities of polychlorinated biphenyls (PCB) handlers.

PCS Permit Compliance System

VERSION DATE: 3/2009

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels.

PNPL Proposed National Priorities List

VERSION DATE: 12/2009

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 12/2009

This database includes hazardous waste sites listed with corrective action activity in the RCRAInfo system. The Corrective Action Program requires owners or operators of RCRA facilities (or treatment, storage, and disposal facilities) to investigate and cleanup contamination in order to protect human health and the environment. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RCRAG Resource Conservation & Recovery Act - Generator Facilities

VERSION DATE: 12/2009

This database includes sites listed as generators of hazardous waste (large, small, and exempt) in the RCRAInfo system. See RCRA Description page for more information. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RCRAT Resource Conservation & Recovery Act - Treatment, Storage & Disposal Facilities

VERSION DATE: 12/2009

This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste in the RCRAInfo system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

the Biennial Reporting System (BRS).

RODS Record of Decision System

VERSION DATE: 1/2010

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

SFLIENS CERCLIS Liens

VERSION DATE: 10/2009

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete.

SSTS Section Seven Tracking System

VERSION DATE: 12/2006

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/2007

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/2002

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the



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United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

ENVIRONMENTAL RECORDS DEFINITIONS - STATE (CA)

ABST Above Ground Storage Tanks

VERSION DATE: 12/2007

This database contains registered AST facility listings from the State Water Resources Control Board. Since 2006, tanks are required to contain a minimum (even as cumulative) of 1320 gallons to be in the program.

CALSITES CALSITES Database

VERSION DATE: 9/2004

This historical database was maintained by the Department of Toxic Substance Control for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

CDL Clandestine Drug Labs

VERSION DATE: 12/2009

The California Department of Toxic Substance Control (DTSC) maintains this listing of illegal drug laboratories. The DTSC is required by Health and Safety code section 25354.5 to remove hazardous contaminants found at drug lab locations, such as highly volatile organic solvents and semi-volatile organic compounds, corrosive inorganic acids and bases, and any derivatives of the illicit drug. DTSC does not perform additional assessment work beyond standard emergency removal actions and makes no further determination regarding the need for future cleanup work at the emergency removal location. The reported location information may or may not include the actual location of the illegal drug lab.

CHMIRS California Hazardous Material Incident Report System

VERSION DATE: 12/2005

CHMIRS contains accidental or spill release information on reported hazardous material incidents from 1993 to 2005.

CLEANER Dry Cleaner Facilities

VERSION DATE: 10/2008

This database includes dry cleaner facilities that have registered EPA identification numbers. These facilities are categorized with one of the following NAICS Codes: 81231 or 81232.

CLEANUPSITES GeoTracker Cleanup Sites

VERSION DATE: 2/2010

This GeoTracker Cleanup Sites database is maintained by the California Regional Water Quality Control Board (RWQCB). The database contains contaminated sites that impact groundwater or



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have the potential to impact ground water, including spills, investigations, cleanup recoveries and reported leaking underground storage tank incidents.

CORTESE Cortese List

VERSION DATE: 11/2002

This historical listing includes sites designated by the State Water Resources Control Board (LUST), the Integrated Waste Board (SWIS), and the Department of Toxic Substance Control (CALSITES).

DTSCDR DTSC Deed Restrictions

VERSION DATE: 6/2009

The Department of Toxic Substances Control's Deed Restrictions. According to the DTSC, restricted land use indicates whether the site or area within the site has an environmental restriction recorded and/or other institutional control preventing certain types of land use or activities.

DTSCHWT DTSC Registered Hazardous Waste Transporters

VERSION DATE: 2/2010

The Department of Toxic Substances Control provides this list of Registered Hazardous Waste Transporters.

EMI Emissions Inventory Data

VERSION DATE: 12/2007

The Air Resources Board's Emissions Inventory Database contains criteria pollutant data and toxic data on facilities throughout the state of California for the 2006 inventory year.

ENVIROSTOR EnviroStor Cleanup Sites

VERSION DATE: 1/2010

The Department of Toxic Substances Control (DTSC) has developed the EnviroStor database system to evaluate and track sites with confirmed or potential contamination and sites where further investigation may be necessary. This EnviroStor database of cleanup sites contains the following: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. Sites where DTSC has made a "No Action Required" determination are not included in this database, as these sites had assessments that revealed no evidence of recognized environmental conditions in connection with the property.



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ENVIRONMENTAL RECORDS DEFINITIONS - STATE (CA)

ENVIROSTORPC EnviroStor Permitted and Corrective Action Sites

VERSION DATE: 2/2010

The Department of Toxic Substances Control (DTSC) has developed the EnviroStor database system to evaluate and track sites with confirmed or potential contamination and sites where further investigation may be necessary. This EnviroStor database contains detailed information on hazardous waste permitted and corrective action facilities. Investigation and cleanup activities at hazardous waste facilities (either Resource Conservation and Recovery Act (RCRA) or State-only) that either were eligible for a permit or received a permit are called "corrective action." These facilities treated stored, disposed and/or transferred hazardous waste.

ERAP Expedited Removal Action Program Sites

VERSION DATE: 2/2010

The Expedited Remedial Action Program is a pilot project administered by the DTSC's Site Mitigation and Brownfields Reuse Program to promote the cleanup of up to 30 hazardous substance release sites. ERAP provides significant incentives for redevelopment of contaminated properties by promoting cleanups based on the planned land use, by providing a covenant not to sue, and by outlining a fair and equitable liability scheme.

HISTUST Historical Underground Storage Tanks

VERSION DATE: 12/1987

The Hazardous Substance Storage Container Database is a historical list of Underground Storage Tank sites, compiled from tank survey and registration information collected at one time between 1984 and 1987. The hazardous substances stored within these tanks includes, but not restricted to, petroleum products, industrial solvents, and other materials.

HWTS Hazardous Waste Tanner Summary

VERSION DATE: 12/2008

This data is prepared from information extracted from copies of hazardous waste manifests received each year by the Department of Toxic Substances Control. The Hazardous Waste Summary Report (Tanner Report) currently includes manifest data from the 1993 through the 2008 reporting years.

LIENS Recorded Environmental Cleanup Liens

VERSION DATE: 1/2010

The California Department of Toxic Substance Control (DTSC) maintains this listing of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.



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ENVIRONMENTAL RECORDS DEFINITIONS - STATE (CA)

LUST Leaking Underground Storage Tanks

VERSION DATE: 6/2008

This database is maintained by the State Water Resources Control Board. LUST records contain an inventory of reported leaking underground storage tank incidents. Please refer to CLEANUPSITES database as source of current data.

MWMP California Medical Waste Management Program Facility List

VERSION DATE: NR

To protect the public and the environment from potential infectious exposure to disease causing agents, the Medical Waste Management Program (MWMP), in the Environmental Management Branch, regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities and medical waste transfer stations. The transporters and transfer stations included on this listing are current as of October 2007, and the off-site treatment facilities listed are current as of June 2007.

NFA No Further Action Determination

VERSION DATE: 7/2005

NO FURTHER ACTION DETERMINATION - This category contains properties at which DTSC has made a clear determination that the property does not pose a problem to the environment or to public health.

NFE Sites Needing Further Evaluation

VERSION DATE: 7/2005

PROPERTIES NEEDING FURTHER EVALUATION - This category contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need further assessment.

NPDES National Pollutant Discharge Elimination System Facilities

VERSION DATE: 9/2009

This State Water Resources Control Board database contains NPDES permits, including stormwater general permit enrollees that are active or have been active within the past three years. NPDES permits are required from all facilities that discharge their wastewater from a point source into a waterbody.



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ENVIRONMENTAL RECORDS DEFINITIONS - STATE (CA)

PROC Listing of Certified Processors

VERSION DATE: 1/2010

Listing of Certified Processors that are operating under the state of California's Beverage Container Recycling Program. This list is maintained by the Department of Conservation.

REF Referred to Another Local or State Agency

VERSION DATE: 7/2005

UNCONFIRMED PROPERTIES - This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency.

SCH School Property Evaluations

VERSION DATE: 7/2005

SCHOOL PROPERTY EVALUATION PROGRAM - This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

SLIC Spills, Leaks, Investigation & Cleanup Recovery Listing

VERSION DATE: 6/2008

These records are maintained by the California Regional Water Quality Control Board (RWQCB). This list includes contaminated sites that impact groundwater or have the potential to impact ground water. Please refer to CLEANUPSITES database as source of current data.

SWEEPS Statewide Environmental Evaluation and Planning System

VERSION DATE: 10/1994

The Statewide Environmental Evaluation and Planning System (SWEEPS) contains a historical listing of active and inactive underground storage tank locations from the State Water Resources Control Board. The hazardous substances stored within these tanks includes, but not restricted to, petroleum products, industrial solvents, and other materials. Refer to CUPA listing for source of current data.

SWIS Solid Waste Information System Sites

VERSION DATE: 2/2010

These records contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.



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ENVIRONMENTAL RECORDS DEFINITIONS - STATE (CA)

SWRCY Recycling Centers

VERSION DATE: 1/2010

Listing of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program. This list is maintained by the Department of Conservation.

TOXPITS Toxic Pits Cleanup Act Sites

VERSION DATE: 7/1995

Toxic Pits are sites with possible contamination of hazardous substances where cleanup is necessary. This listing is no longer updated by the State Water Resources Control Board.

USTCUPA Underground Storage Tanks

VERSION DATE: 2/2010

An underground storage tank is an individual tank or group of tanks that store hazardous substances. Underground storage tanks are completely or considerably below the ground surface. This database contains UST permit data submitted from the Certified Unified Program Agencies (CUPA) directly to the State Water Resources Control Board. CUPA s are local agencies that have been certified by the California EPA to implement state environmental programs within the local agency s jurisdiction.

VCP Voluntary Cleanup Program

VERSION DATE: 9/2004

The California Voluntary Cleanup program provides regulatory oversight by the Department of Toxic Substance Control (DTSC) to project proponents desiring to address mitigation activities at sites which have lower health and/or environmental risk than sites which are currently being addressed by DTSC. Refer to Envirostor database as source of current data.

WMUDS Waste Management Unit Database

VERSION DATE: 1/2000

The Waste Management Unit Database System tracks and inventories waste management units. CCR Title 27 contains criteria stating that Waste Management Units are classified according to their ability to contain wastes. Containment shall be determined by geology, hydrology, topography, climatology, and other factors relating to the ability of the Unit to protect water quality. Water Code Section 13273.1 requires that operators submit a water quality solid waste assessment test (SWAT) report to address leak status. The WMUDS was last updated by the State Water Resources control board in 2000.



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ENVIRONMENTAL RECORDS DEFINITIONS - LOCAL

AOC San Gabriel Valley Areas of Concern

VERSION DATE: 1/2006

A listing of the San Gabriel Valley Superfund Sites located in Los Angeles County with Volatile Organic Compound groundwater contamination.

HMS Los Angeles County Hazardous Materials System

VERSION DATE: 2/2006

The Los Angeles County Department of Public Works maintains this listing of Industrial Waste and Underground Storage Tank sites.

SM Los Angeles County Site Mitigation List

VERSION DATE: 2/2009

Site Mitigation List of industrial sites with a spill or complaint for Los Angeles County.

WIP Well Investigations Program Case List

VERSION DATE: 7/2009

The Well Investigations Case List for the San Gabriel and San Fernando Valley Cleanup Programs is maintained by the State Water Resources Control Board.



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ENVIRONMENTAL RECORDS DEFINITIONS - TRIBAL

INDIANRES Indian Reservations

VERSION DATE: 1/2000

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

LUSTR09 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 5/2009

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/2006

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

USTR09 Underground Storage Tanks On Tribal Lands

VERSION DATE: 5/2009

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.



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RCRA DESCRIPTIONS

Acronyms

- RCRAG** - Generator
RCRAT - Treatment, Storage & Disposal (Non-Corrupts)
RCRAC - Corrective Action

Generator Types

Large Quantity Generators

- Generate 1,000 kg or more of hazardous waste during any calendar month; or
- Generate more than 1 kg of acutely hazardous waste during any calendar month; or
- Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or
- Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or
- Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators

- Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or
- Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

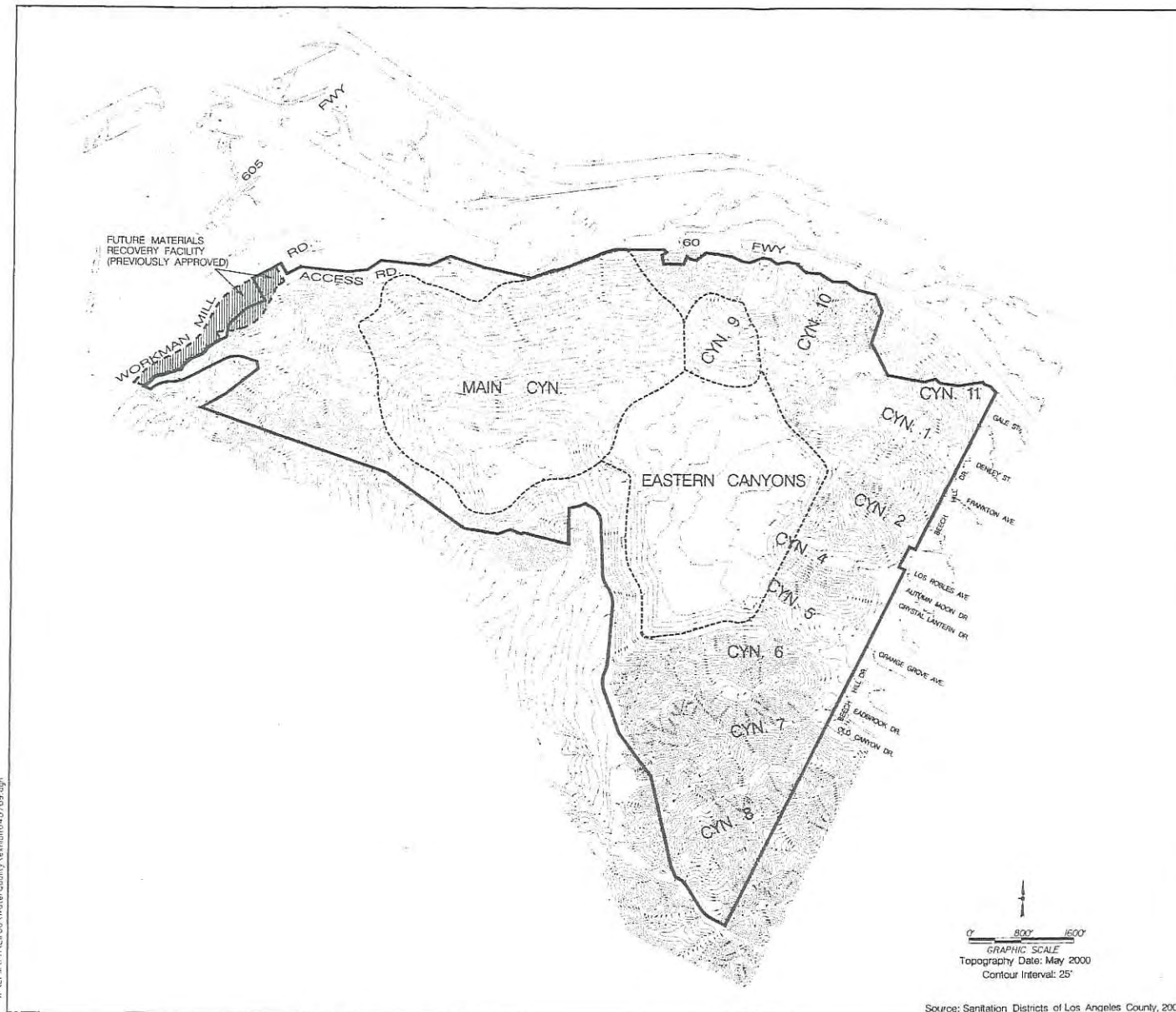
Conditionally Exempt Small Quantity Generators

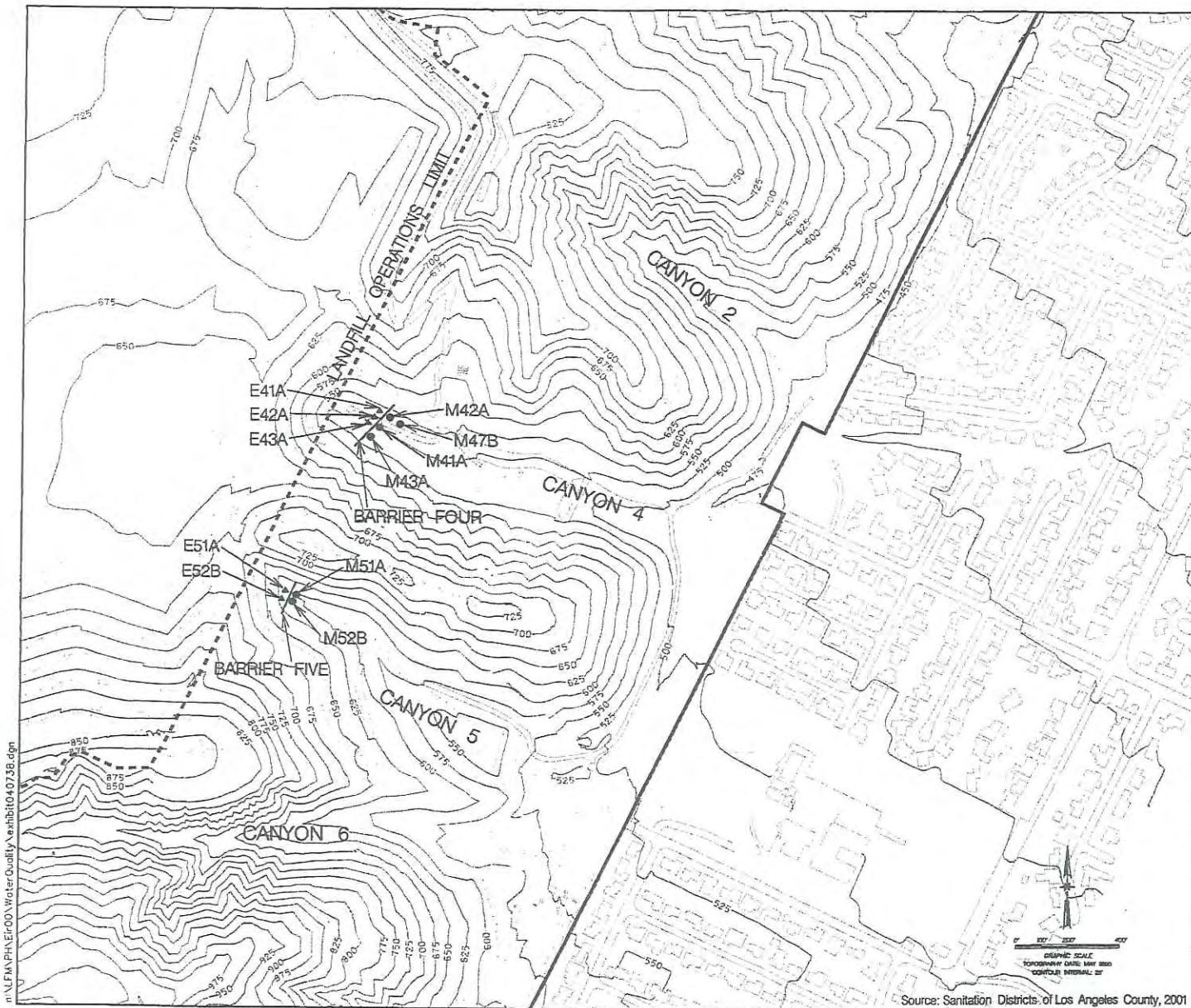
- Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or
- Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time:
 - 1 kg or less of acutely hazardous waste; or
 - 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or
- Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time:
 - 1 kg or less of acutely hazardous waste; or
 - 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

Note: Descriptions also apply to No Longer Regulated RCRA sites
(NLRRCRAG, NLRRCRAT, and NLRRCRAC)






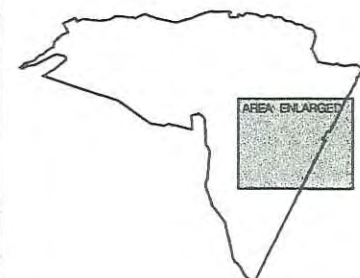
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LEGEND

-  PROPERTY LINE
-  MONITORING WELL
-  EXTRACTION WELL



Groundwater Quality Monitoring Locations
for the Eastern Canyons Landfill Area

CONTINUED OPERATION ON THE PUENTE HILLS LANDFILL
SANITATION DISTRICTS OF LOS ANGELES COUNTY

Appendix 3

Historical Research Documentation



SITE: ORANGE GROVE PROPERTY
SOURCE: USGS
DATE: 2005
COUNTY: LOS ANGELES, CA
SCALE: 1" = 700'

GeoSearch



SITE: ORANGE GROVE PROPERTY
SOURCE: USGS
DATE: 06-01-94
COUNTY: LOS ANGELES, CA
SCALE: 1" = 700'

GeoSearch



SITE: ORANGE GROVE PROPERTY
SOURCE: AMI
DATE: 01-25-81
COUNTY: LOS ANGELES, CA
SCALE: 1" = 700'

GeoSearch



SITE: ORANGE GROVE PROPERTY
SOURCE: TELEDYNE
DATE: 04-07-76
COUNTY: LOS ANGELES, CA
SCALE: 1" = 700'

GeoSearch



SITE: ORANGE GROVE PROPERTY
SOURCE: TELEDYNE
DATE: 09-23-68
COUNTY: LOS ANGELES, CA
SCALE: 1" = 700'

GeoSearch



SITE: ORANGE GROVE PROPERTY
SOURCE: ASCS
DATE: 11-10-52
COUNTY: LOS ANGELES, CA
SCALE: 1" = 700'

GeoSearch



SITE: ORANGE GROVE PROPERTY
SOURCE: FAIRCHILD
DATE: 07-14-49
COUNTY: LOS ANGELES, CA
SCALE: 1" = 700'

GeoSearch



SITE: ORANGE GROVE PROPERTY
SOURCE: ASCS
DATE: 05-22-38
COUNTY: LOS ANGELES, CA
SCALE: 1" = 700'

GeoSearch



SITE: ORANGE GROVE PROPERTY
SOURCE: FAIRCHILD
DATE: 1928
COUNTY: LOS ANGELES, CA
SCALE: 1" = 700'

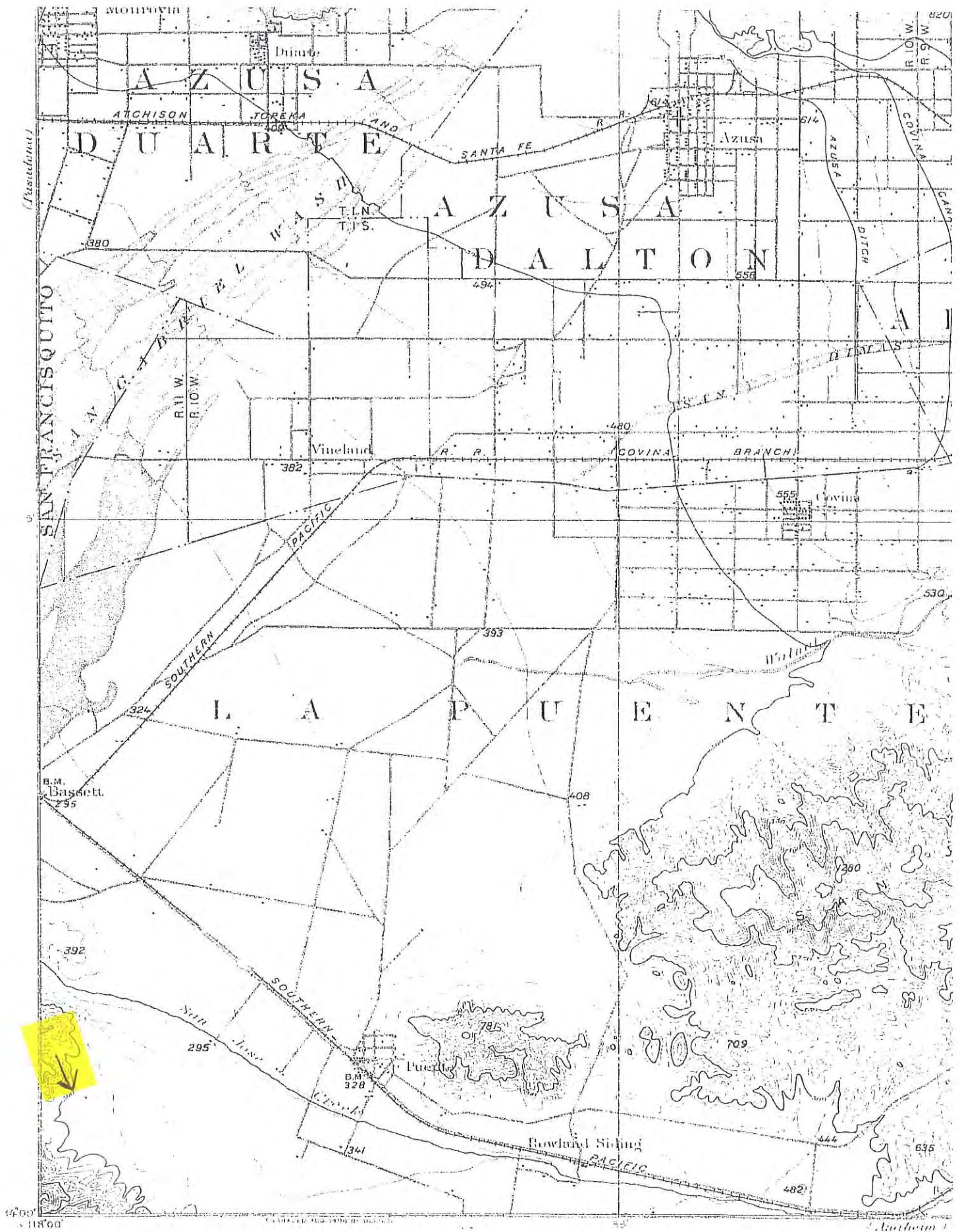


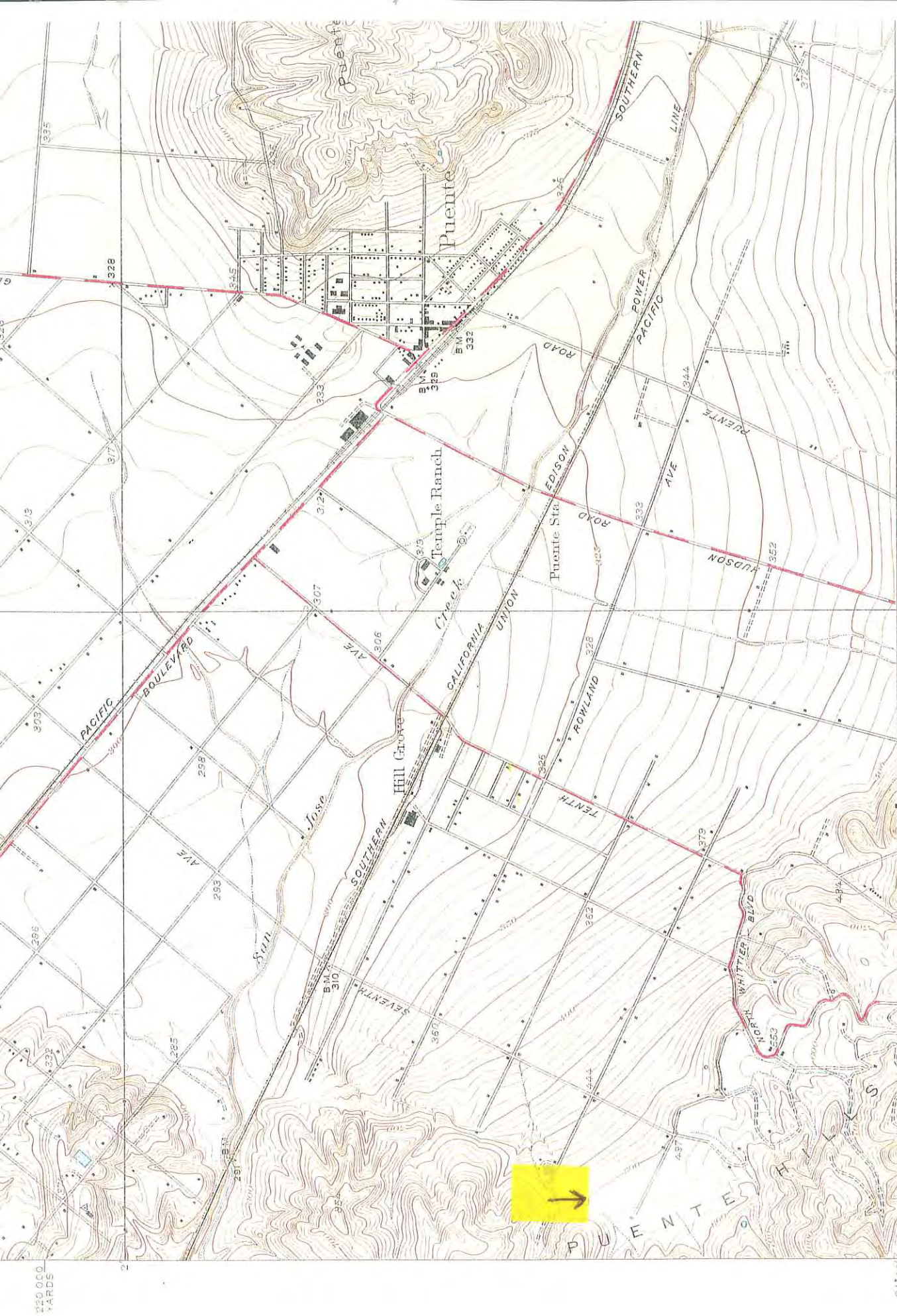
34°00' 118°00'
 (Downey)
 Henry Gannett, Chief Topographer.
 R.U. Goode, Geographer in charge.
 Triangulation by A.P. Davis.
 Topography by L.C. Fletcher and T.G. Gerdine.
 Surveyed in 1894.

TRUE NORTH
 MAGNETIC NORTH
 APPROXIMATE MEAN
 DECLINATION 1902



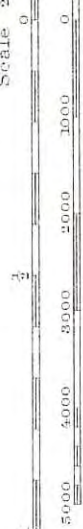
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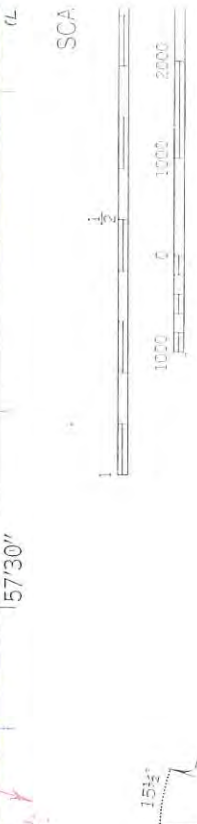
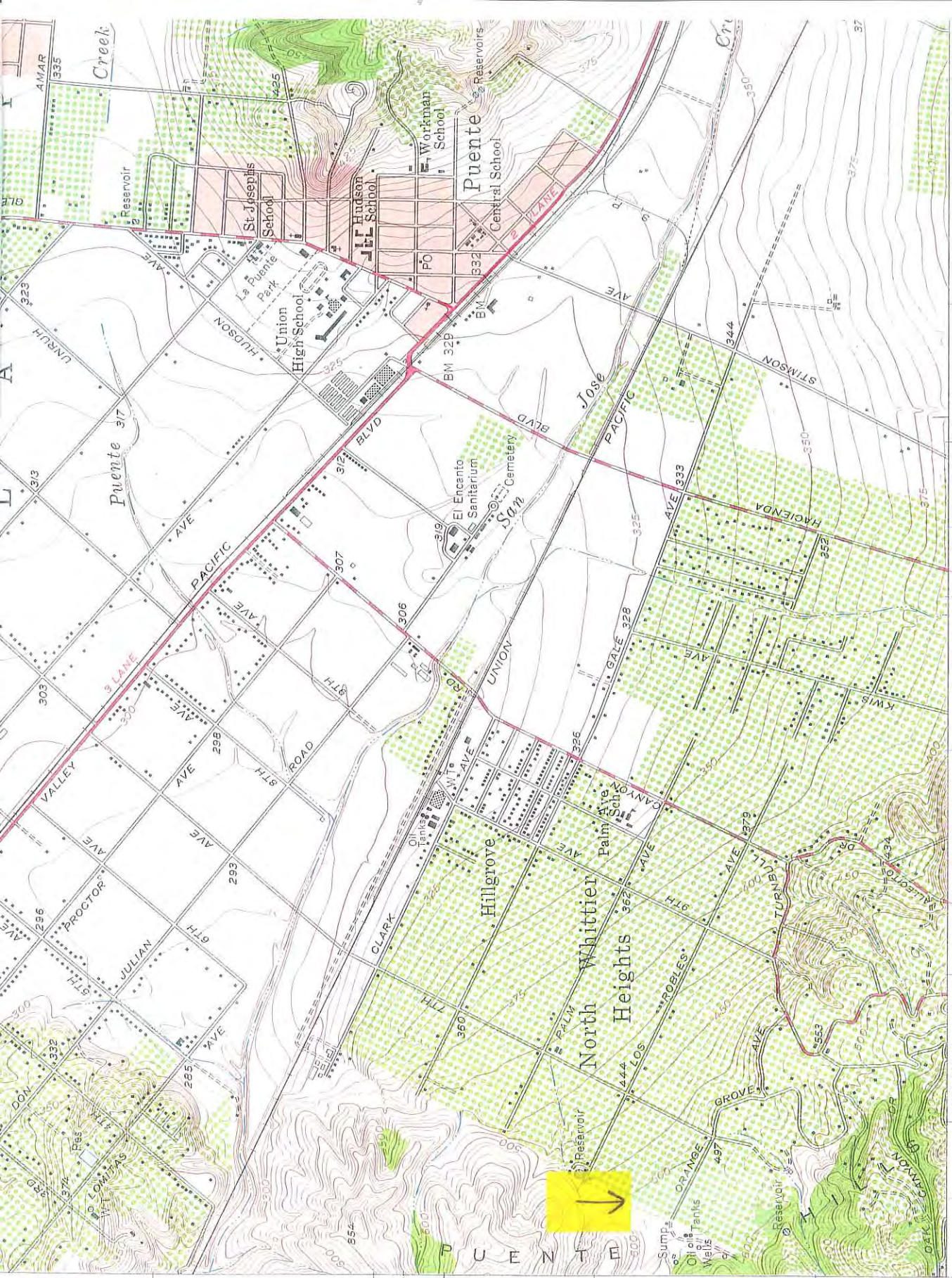


Topography by H.L. McDonald
Control by U.S. Geological Survey
Surveyed in 1924

34° 00' 118.00'

1927

1927



WHITTIER 4.8 MI.
LA HABRA 6.7 MI.

118°00' 157°30'

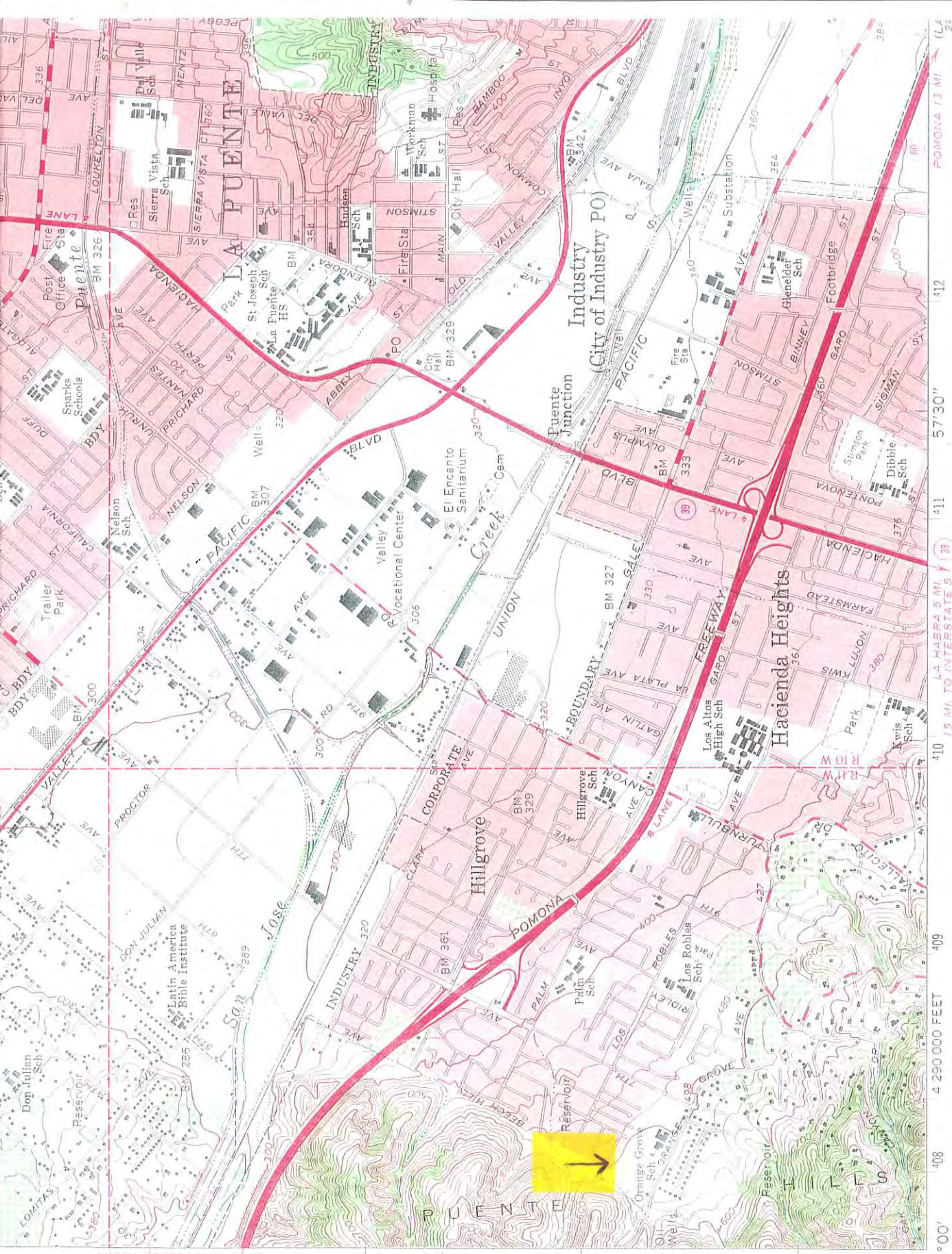
1953

Maped, edited, and published by the Geological Survey

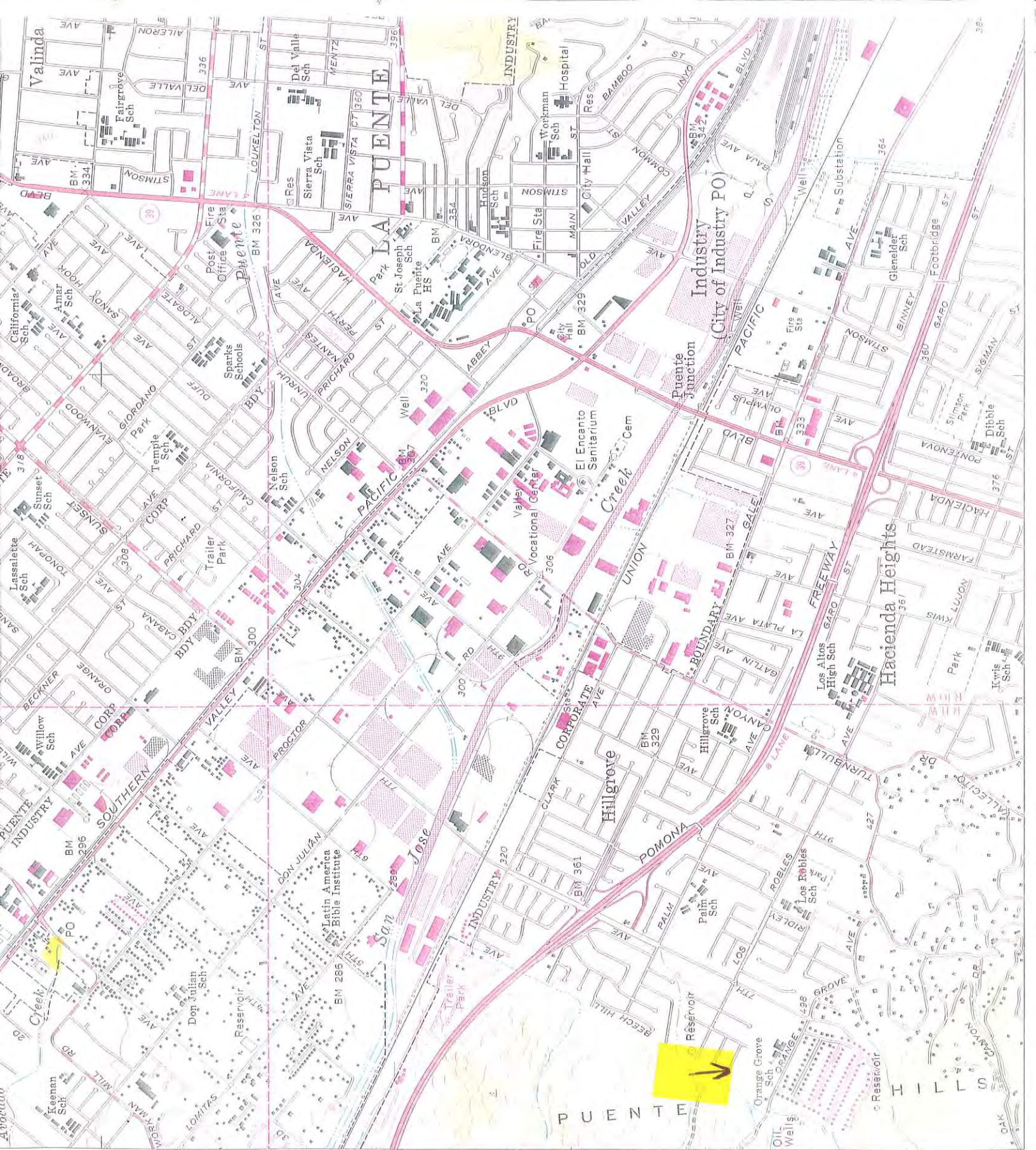
Control by USGS and USC&GS

Topography by plane-table surveys 1924, 1925, and 1933
Culture revised from aerial photographs taken 1952. Field check 1953

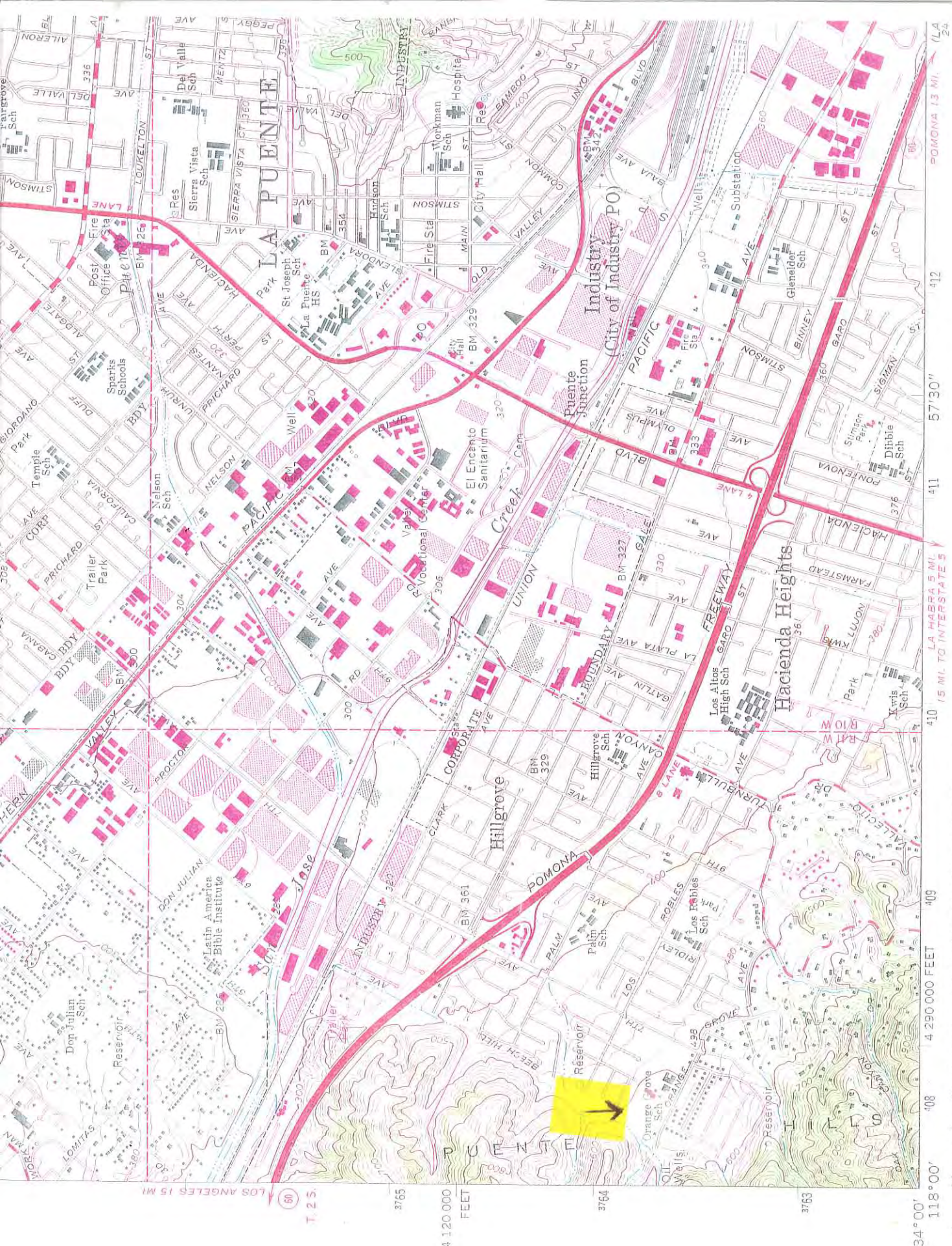
Reference elevation 1927 North American datum



1966
 Mapped, edited, and published by the Geological Survey
 Control by USGS, USC&GS, and Los Angeles County
 Topography by photogrammetric methods from aerial
 photographs taken 1964. Field checked 1966
 Supersedes map surveyed 1924-33, revised 1953
 Polyconic projection. 1927 North American datum
 10,000-foot grid based on California coordinate system, zone 7
 DOTTED LINES REPRESENT
 CONTOUR IF
 DATUM IS



1972



Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and Los Angeles County

SCAL

1981

Phase II Environmental Site Assessment

**Orange Grove Park
Hacienda Heights, California**

Prepared for:

**County of Los Angeles
Community Development Commission**

Prepared by:

**Rincon Consultants, Inc.
November 22, 2010**





Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

November 22, 2010
Project 10-29410

Donald Dean
Community Development Commission of the County of Los Angeles
Economic/Redevelopment Division
2 Coral Circle
Monterey Park, CA 91755

**Phase II Environmental Site Assessment
Orange Grove Park Property
Western Portion of 14505 Orange Grove Avenue
Hacienda Heights, California**

Dear Mr. Dean:

This report presents the findings of a Phase II Environmental Site Assessment (ESA) conducted by Rincon Consultants at the property identified as Orange Grove Park located on the western portion of the Orange Grove Middle School property located at 14505 Orange Grove Avenue in Hacienda Heights, California. The Phase II ESA was performed in accordance with our proposal dated August 16, 2010.

Thank you for selecting Rincon for this project. If you have any questions or if we can be of any future assistance, please contact us.

Sincerely,
RINCON CONSULTANTS, INC.

Sarah A. Larese, REA
Associate Environmental Scientist

Walter Hamann, PG, CEG, REA II
Vice President, Environmental Services



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FIGURES

Figure 1 – Vicinity Map

Figure 2 – Soil Sampling Locations



TABLES

Table 1 – Soil Analytical Results – TPH, VOCs, Pesticides and PCBs

Table 2 – Soil Analytical Results – CCR Title 22 Metals

APPENDICES

Appendix 1 – Laboratory Analytical Report



EXECUTIVE SUMMARY

This report presents the results of a Phase II Environmental Site Assessment (ESA) conducted at the property identified as Orange Grove Park located on the western portion of the Orange Grove Middle School property located at 14505 Orange Grove Avenue in Hacienda Heights, California (Figure 1, Vicinity Map). The subject site is an approximately 5-acre property located north and northeast of the intersection of Orange Grove Avenue and Beech Hill Avenue and west of the developed portion of Orange Grove Middle School.

The purpose of the Phase II ESA was to determine if contaminants are present in the soil at the site based on the former agricultural use of the site and the presence of onsite soil stockpiles.

On October 7, 2010, a hand auger was used to advance ten soil borings (B1 through B10) at various locations on the site. The borings were advanced to depths of two feet below grade. Soil samples were collected from the borings at 0.5 and 2.0 feet below grade. A total of 20 soil samples were collected from the borings. Initially the ten 0.5-foot deep soil samples were analyzed for organochlorine pesticides by EPA Method 8081 and arsenic by EPA Method 6010. The two-foot deep soil samples were held pending results of the shallow surface soil samples.

In addition, on October 7, 2010, a shovel was used to collect soil samples from the onsite stockpiles. The stockpile soil samples (SP1, SP2, SP3 and SP4) were analyzed for the following: organochlorine pesticides by EPA Method 8081A, total petroleum hydrocarbons (TPH) by EPA Method 8015B, volatile organic compounds (VOCs) by EPA Method 8260B and total metals by EPA Method 6010B/7471A.

Soil Borings (Former Agricultural Use of the Site): Low concentrations of the pesticide DDE (ranging from 6 to 40 micrograms per kilogram [$\mu\text{g/kg}$]) were detected in the 0.5-foot deep soil samples collected from soil borings B5, B9 and B10. In addition, a low concentration of DDT (10 $\mu\text{g/kg}$) was detected in the 0.5-foot deep soil sample collected from soil boring B5. Arsenic was detected in all 10 of the 0.5-foot deep soil samples (concentrations ranging from 5.6 to 10.2 milligrams per kilogram [mg/kg]).

Stockpile Soil Samples: The stockpile soil samples did not have any detectable concentrations of VOCs. Heavy oil range TPH (C_{22} to C_{36}) was detected in the four stockpile soil samples (ranging from 14 to 122 mg/kg). The PCB Aroclor 1260 (0.14 mg/kg) and the pesticides DDE (11 $\mu\text{g/kg}$), DDT (14 $\mu\text{g/kg}$) and chlordane (270 $\mu\text{g/kg}$) were detected in the stockpile soil sample SP1. Varying concentrations of metals were detected in the soil samples analyzed for metals.

The detected concentrations of pesticides, PCBs, and metals were compared to the following screening levels or thresholds: USEPA Regional Screening Levels (SLs) California Human Health Screening Levels (CHHSLs), or Total Threshold Limit Concentrations (TTLC). The detected concentrations of TPH were compared to soil screening levels established by the Los Angeles Regional Water Quality Control Board (RWQCB).



Pesticides: None of the levels of pesticides detected during the current assessment exceed their respective SLs or CHHSLs for residential or commercial/industrial soils. In addition, none of the levels of pesticides detected during the current assessment exceed their respective TTLCs.

TPH: The concentrations of heavy oil range TPH (C₂₃ to C₃₂) detected in the four stockpile samples (ranging from 14 to 122 mg/kg) are well below the Los Angeles RWQCB screening level of 1,000 mg/kg.

VOCs: VOCs were not detected in the soil samples collected and analyzed for VOCs.

Metals: The metal concentrations were compared to SLs, CHHSLs and TTLCs. None of the detected metal concentrations exceed their respective TTLCs. None of the detected levels of metals exceeded their respective SLs or CHHSLs in residential or commercial/industrial soils, with the exception of arsenic. For arsenic, normal background concentrations found in California soils are typically above the SLs and CHHSLs for both residential and commercial/industrial settings. Background concentrations of arsenic found in California soils (non-contaminated sites) range from 0.6 to 11.0 milligrams to kilogram (mg/kg) and the arithmetic mean for arsenic in California soils (non-contaminated sites) is 3.5 mg/kg. The SLs for residential and industrial settings for arsenic are 0.39 and 1.6 mg/kg, respectively. The CHHSLs for residential and industrial settings for arsenic are 0.07 and 0.24 mg/kg, respectively. The USEPA states that generally they do not require cleanup below natural background levels. In light of this fact and in our experience, regulatory agencies typically consider the use of local or regional background concentrations as the threshold concentration. The detected concentrations of arsenic in soil samples collected from the site (5.6 to 10.2 mg/kg) fall within the range of normal background concentrations of arsenic found in California soils (0.6 to 11.0 mg/kg).

PCBs: A concentration of 0.14 mg/kg of the PCB Aroclor 1260 was detected in the stockpile soil sample SP1. The concentration of Aroclor 1260 was compared to its SLs, CHHSLs and TTLCs. The concentration of Aroclor 1260 detected in the stockpile soil sample SP1 did not exceed its SLs for residential or commercial/industrial soils, CHHSL for commercial/industrial soils or its TTLC. The concentration of Aroclor 1260 detected in the stockpile soil sample SP1 did exceed the CHHSL for PCBs in residential soil of 0.089 mg/kg. Because the soil sample collected from stockpile SP1 had a concentration of Aroclor 1260 that exceeds the CHHSL for PCBs in residential soils, this soil stockpile should be removed from the Orange Grove Park site and disposed offsite at an accepting disposal facility.

Soil Borings (Former Agricultural Use of the Site): Based on the results of soil samples collected from onsite soil borings, further assessment of soil beneath the site for pesticides and arsenic does not appear to be warranted.

Stockpile Soil Samples: Because the soil sample collected from stockpile SP1 had a concentration of Aroclor 1260 that exceeds the CHHSL of Aroclor 1260 in residential soils, this soil stockpile should be removed from the Orange Grove Park site and disposed offsite at an accepting disposal facility. Following removal of the stockpile, shallow soil samples should be collected from the soil beneath stockpile SP1 to determine if concentrations of Aroclor 1260 are present in the soil on which the stockpile is located.



INTRODUCTION

This report presents the results of a Phase II ESA conducted at the property identified as Orange Grove Park located on the western portion of the Orange Grove Middle School property located at 14505 Orange Grove Avenue in Hacienda Heights, California (Figure 1, Vicinity Map). The subject site is an approximately 5-acre property located north and northeast of the intersection of Orange Grove Avenue and Beech Hill Avenue and west of the developed portion of Orange Grove Middle School.

The following sections provide an overview of the project history; describe the purpose and scope of the project, the physical setting, and sampling and analytical methodologies; provide the results of the sampling and analytical program; and provide conclusions and recommendations.

PROJECT HISTORY

Rincon completed a Phase I Environmental Site Assessment (ESA) for the site (report dated September 9, 2010). The Phase I ESA identified the following suspect environmental conditions in connection with the subject property.

- The former agricultural use of the site.
- The presence of soil piles on the site.
- The former presence of oil wells, oil tanks and an oil sump on the adjacent property west and southwest of the site.

The Phase I ESA indicated that the subject property was in agricultural use (row crops) from at least 1928 through 1953. Due to the historic agricultural use of the site, there is a potential that the property could be affected with pesticides. Due to the historic use of the site for agriculture purposes, Rincon suggested that shallow soil samples be collected from the site and analyzed for pesticides.

The Phase I ESA indicated that the onsite soil piles are excess dirt generated from other Hacienda La Puente Unified School District owned sites. Rincon suggested that the historical uses of the sites from which the soil was generated should be determined. If past uses of these other sites indicate the potential presence of hazardous chemicals or contaminants in soil on these other sites, then assessment of the onsite soil piles for the potential contaminants of concern may be warranted.

The Phase I ESA indicated that the former presence of oil wells, oil tanks and an oil sump on the adjacent property west and southwest of the site is a suspect environmental condition. Rincon suggested that during grading of the subject property, the subcontractor should be made aware of the possibility of encountering oil-impacted soil beneath the site. If oil-impacted soil is encountered, an environmental consultant should be contacted to assist in the appropriate handling and removal of oil-impacted material.



PURPOSE AND SCOPE OF WORK

The purpose of the Phase II ESA was to determine if contaminants are present in the soil at the site based on the former agricultural use of the site and the presence of onsite soil stockpiles.

Our scope of work included the following:

- **Site Health and Safety Plan.** Prepare a site health and safety plan for the subject property. The plan outlines the measures to be followed to minimize exposure to onsite workers and the public. The plan contains information on chemical and physical hazards, personal protective equipment, decontamination procedures, personnel responsibilities, and emergency response protocols.
- **Utility Notification.** Premark boring locations and contact Underground Service Alert (USA) to mark areas where underground public utilities might be located in the drilling area.
- **Hand Auger Borings and Soil Sampling.** Using a hand auger, advance 10 soil borings (B1 through B10) at various locations throughout the site to depths of two feet below grade. Figure 2 shows the boring locations. Collect soil samples from the borings at 0.5 and 2.0 feet below grade.
- **Stockpile Soil Sampling** Collect four soil samples (SP1, SP2, SP3 and SP4) from the onsite stockpiles of soil.
- **Laboratory Analyses.** Analyze the surface (0 to 0.5 foot deep) soil samples collected from the ten soil borings for the following: organochlorine pesticides by EPA Method 8081A and arsenic by EPA Method 6010B. Analyze the stockpile soil samples for the following: organochlorine pesticides by EPA Method 8081A, total petroleum hydrocarbons (TPH) by EPA Method 8015B, volatile organic compounds (VOCs) by EPA Method 8260B and total metals by EPA Method 6010B/7471A.
- **Reporting.** Prepare this report documenting our findings.

GEOLOGIC AND HYDROGEOLOGIC SETTING

Topography

The current USGS topographic map (Baldwin Park Quadrangle, 1966, photorevised 1981) indicates that the site is situated at an elevation of about 500 feet above mean sea level with relatively flat topography. The adjacent property to the west is depicted with a stream at the base the Puente Hills which rise up to 700 feet above mean sea level (west of the site). The southern and northern properties are depicted at elevations of about 500 feet above mean sea level with topography gradually sloping to the northeast. Orange Grove Middle School is depicted east of the site at elevations of 490 to 500 feet above mean sea level, sloping to the northeast. The Pomona Freeway (Highway 60) is depicted about 0.75 miles to the north and northeast of the site.



Geology and Hydrogeology

Los Angeles County is within the Peninsular and Transverse Ranges Geologic Province of California. These provinces are characterized by northwest trending mountains and faults (Peninsular Range), and east-west trending mountains and folds (Transverse Range). Rocks within the Peninsular Range Province were emplaced during Cretaceous orogenic events and uplifted into the present mountain ranges during the late Tertiary and Quaternary. Igneous, volcanic, metamorphic, and sedimentary rocks are all found within the Peninsular Ranges. The area is seismically active, with several known active faults crossing the Province. Rocks within the Transverse Range include Precambrian metamorphic and igneous rocks that comprise the core of the San Gabriel and Santa Monica Mountains. Miocene aged marine sediments of the Pico, Monterey, Repetto, and other formations overlie these rocks.

Site Geology

The site is located in the San Gabriel Valley of Los Angeles County, California. The San Gabriel Valley is bounded to the north by the San Gabriel Mountains, to the east by the San Jose Hills, to the west by the Verdugo Mountains and San Rafael Hills, and to the south by the Puente Hills, Montebello Hills, and Repetto Hills. The Rio Hondo and San Gabriel River are the main drainages of the San Gabriel Valley. These drainages flow towards the south-southwest down to the Los Angeles Coastal Plain. San Jose Creek is located about one mile north and northeast of the site.

The Geologic Map of the El Monte and Baldwin Park Quadrangles (Dibblee, 1999) indicates that the site is underlain by Quaternary age older dissected surficial sediments consisting of slightly elevated and locally dissected alluvial gravel and sand at the base of hill areas. The Handorf Fault is depicted west of the site (along the western property line). According to the State of California Division of Mines and Geology, Index Map of Earthquake Fault Zones Affecting Los Angeles County, the site is not located with an Alquist-Priolo Earthquake Fault Zone.

Regional Groundwater Occurrence and Quality

The site is located within the San Gabriel Valley Groundwater Basin. The San Gabriel Valley Groundwater Basin is bounded on the north by the Raymond fault and the contact between Quaternary sediments and consolidated basement rocks of the San Gabriel Mountains. Exposed consolidated rocks of the Repetto, Merced, and Puente Hills bound the basin on the south and west, and the Chino fault and the San Jose fault form the eastern boundary. The Rio Hondo and San Gabriel drainages have their headwaters in the San Gabriel Mountains, then surface water flows southwest across the San Gabriel Valley and exit through the Whittier Narrows, a gap between the Merced and Puente Hills. The water-bearing materials of this basin are dominated by unconsolidated to semi-consolidated alluvium deposited by streams flowing out of the San Gabriel Mountains. Groundwater levels generally follow topographic slope, with groundwater flow from the edges of the basin toward the center of the basin, then southwestward to exit through the Whittier Narrows. Based on a County of Los Angeles Department of Public Works Groundwater Contour Map for the Santa Gabriel Valley, Fall 1997, groundwater elevation in the



vicinity of the site is approximated at 250 feet above mean sea level. Based on the elevation of the site (500 feet above mean sea level), the corresponding depth to groundwater would be 250 feet below ground surface. The 1997 map indicates that groundwater in the area flows to the northwest towards the San Jose Creek.

Rincon searched the GeoTracker database, managed by the California State Water Resources Control Board, for information pertaining to estimated groundwater depth in the site vicinity. According to groundwater contour maps provided on the GeoTracker database, the depth to water beneath the property located at 15156 East Gale Avenue (ARCO service station located approximately one mile to the northeast of the site) has been reported at approximately 35 to 40 feet below grade and groundwater flow has been determined to be to the northwest towards San Jose Creek. Based on the topography of the site and surrounding areas and the groundwater contour maps reviewed, the groundwater flow beneath the site is anticipated to flow in a northwesterly direction towards San Jose Creek.

According to the Water Quality Monitoring Reports for the Puente Hills Landfill reviewed on GeoTracker, during 3rd and 4th Quarters 2009, groundwater was encountered in the Eastern Canyon Barrier 4 groundwater monitoring wells (located 1,500 feet northwest of the subject property) between about 25 and 45 feet below grade and in the Eastern Canyon Barrier 5 groundwater monitoring wells (located about 1,500 feet west-northwest of the subject property) between about 15 and 35 feet below grade. This was consistent with previous monitoring events. Groundwater flow direction in the vicinity of the Eastern Canyon flows to the east (mimicking surface topography), moving through bedrock units from the elevated ridges toward the axes of the canyons.

METHODOLOGY

HAND AUGER BORINGS

On October 7, 2010, a hand auger was utilized to advance 10 soil borings (B1 through B10) at the locations depicted on Figure 2. Eight of the borings were advanced to two feet below grade and two of the borings were advanced to three-feet below grade. The two borings to three feet below grade (B6 and B10) were advanced for the purpose of collecting background soil samples. The background samples were intended to be collected from five feet below grade, however, due to difficult drilling conditions, refusal was encountered in the two borings at three-feet below grade. In addition, soil samples were collected from the onsite stockpiles of soil. All sampling was performed under the oversight of a California Professional Geologist.

The 0.5 feet soil samples collected from the soil boring locations were obtained using a shovel and four-ounce glass jars. The shovel was used to excavate soil from the boring location to a depth of about 0.5 feet below grade. A soil sample was then collected by scooping out soil from the exposed hole and placing the soil sample in the four-ounce glass jar. The glass jar was capped, labeled, and placed into a chilled cooler. Following collection of the surface soil sample, a 3-inch diameter stainless steel hand auger was utilized to advance the boring to 2 or 3 feet below grade. At the sampling depth, the hand auger was removed from the borehole and a sample was collected from the auger and placed in a four-ounce glass jar. The glass jar was capped, labeled, and placed into a chilled cooler. Following each boring, the shovel, and hand



auger were triple rinsed for decontamination purposes. Each boring was backfilled with soil cuttings generated during sampling.

STOCKPILE SAMPLING

Soil samples (SP1, SP2, SP3 and SP4) were collected from the onsite stockpiles of soil. The locations of the stockpile sample are shown on Figure 2. Each soil sample was a composite of several different areas of the stockpile. The stockpile soil samples were obtained by using a shovel to dig into the stockpile. Soil samples were then collected in a 2-inch diameter brass sample sleeve. Following collection of the sample, the sample sleeve was sealed with Teflon sheeting and capped with polyurethane caps. The sample was labeled and placed in a chilled cooler. Following each sample collection, the shovel was triple rinsed for decontamination purposes.

LABORATORY ANALYSIS

The soil samples were transported to Associated Laboratories of Orange, California under chain-of-custody documentation. Samples were analyzed as follows:

- Ten 0.5-foot deep soil samples were analyzed for organochlorine pesticides by EPA Method 8081A and arsenic by EPA Method 6010B.
- Four stockpile soil samples were analyzed for organochlorine pesticides by EPA Method 8081A, TPH by EPA Method 8015B, VOCs by EPA Method 8260B and total metals by EPA Method 6010B/7471A.

The 2-feet and 3-feet deep soil boring samples were held pending the results of the shallower 0.5-foot deep soil boring samples.

RESULTS

SOIL SAMPLING

No soil discoloration or odors were noted in the soil samples collected from the site. The soils encountered during the current assessment were comprised primarily of silty sands with gravel and cobbles. Groundwater was not encountered in any of the borings. Summaries of the analytical results are included in Tables 1 and 2. A copy of the laboratory analytical report is included in Appendix 1.

Soil Borings (Former Agricultural Use of the Site)

Low concentrations of the pesticide DDE (ranging from 6 to 40 micrograms per kilogram [$\mu\text{g/kg}$]) were detected in the 0.5-foot deep soil samples collected from soil borings B5, B9 and B10. In addition, a low concentration of DDT (10 $\mu\text{g/kg}$) was detected in the 0.5-foot deep soil sample collected from soil boring B5.



Arsenic was detected in all 10 of the 0.5-foot deep soil samples (concentrations ranging from 5.6 to 10.2 milligrams per kilogram [mg/kg]).

The detected concentrations of pesticides and arsenic are further discussed below in the Discussion section of this report.

Stockpile Soil Sampling

The stockpile soil samples did not have any detectable concentrations of VOCs. Heavy oil range TPH (C22 to C36) was detected in the four stockpile soil samples (ranging from 14 to 122 mg/kg). The PCB Aroclor 1260 (0.14 mg/kg) and the pesticides DDE (11 µg/kg), DDT (14 µg/kg) and chlordane (270 µg/kg) were detected in the stockpile soil sample SP1. Varying concentrations of metals were detected in the soil samples analyzed for metals. The detected concentrations of TPH, Aroclor 1260, pesticides and metals are further discussed below in the Discussion section of this report.

DISCUSSION

The detected concentrations of pesticides, PCBs, and metals were compared to the following screening levels or thresholds:

Regional Screening Levels (SLs): The United States Department of Energy (DOE) under an interagency agreement with the Environmental Protection Agency (EPA) developed the SLs for contaminants in soil for residential and commercial/industrial properties. SLs are used when a site is initially investigated to determine if contamination is present to warrant further investigation, and can be used to determine remediation goals.

California Human Health Screening Levels (CHHSLs): The California Environmental Protection Agency (Cal/EPA) developed CHHSLs for 54 hazardous chemicals in soil, soil gas, and indoor air (residential land uses and commercial/industrial land uses). The CHHSLs were developed by the Office of Environmental Health Hazard Assessment (OEHHA) on behalf of the CAL/EPA. The use of the CHHSL document is not intended to establish policy or regulation. Rather, the CHHSL document is a guidance document. The presence of a chemical at concentrations in excess of a CHHSL does not indicate that adverse impacts to human health are occurring or will occur but suggests that further evaluation of potential human health concerns may be warranted.

Total Threshold Limit Concentrations (TTLCLs): TTLCLs are standards set by the California Code of Regulations (CCR), Title 22, Chapter 11. TTLCLs represent the total concentration of a constituent that may be present before a waste is classified as a California hazardous waste.

The detected concentrations of TPH were compared to soil screening levels established by the Los Angeles Regional Water Quality Control Board (RWQCB) as follows:

Los Angeles RWQCB Soil Screening Levels: The Los Angeles RWQCB has developed an interim guidance document containing numerical site screening levels to determine the need for remediation of TPH-impacted soils. The guidance document has been used to determine when a site may require remedial action or to establish an acceptable clean up standard for a particular constituent. The document was developed to simplify the remediation process by facilitating the selection of soil cleanup levels for TPH impacted sites.

SOIL BORINGS (FORMER AGRICULTURAL USE OF THE SITE)

Pesticides in Soil Boring Samples

As shown in Table 1, low levels of DDE and DDT were detected in three of the 0.5-foot deep soil samples collected from the ten soil borings advanced throughout the site. The pesticide concentrations were compared to their respective SLs, CHHSLs and TTLCs. None of the concentrations of pesticides detected in the three 0.5-foot deep soil samples exceed their respective SLs or CHHSLs for residential or commercial/industrial soils. In addition, none of the concentrations of pesticides detected in the three 0.5-foot deep soil samples exceed their respective TTLCs.

Arsenic in Soil Boring Samples

As shown in Table 2, arsenic was detected in all 10 of the 0.5-foot deep soil samples (concentrations ranging from 5.6 to 10.2 mg/kg). The detected concentrations of arsenic are within normal background ranges of arsenic found in California soils (0.6 to 11 mg/kg).

The arsenic concentrations were compared to SLs, CHHSLs and TTLCs. None of the detected arsenic concentrations exceed their respective TTLCs. The detected arsenic concentrations in all ten of the 0.5-foot deep soil samples exceed their respective SLs and CHHSLs in residential and commercial/industrial soil. However, for arsenic, normal background concentrations found in California soils are typically above the SLs and CHHSLs for both residential and commercial/industrial settings. Background concentrations of arsenic found in California soils (non-contaminated sites) range from 0.6 to 11.0 mg/kg and the arithmetic mean for arsenic in California soils (non-contaminated sites) is 3.5 mg/kg (Bradford et al., March 1996). The SLs for residential and industrial settings for arsenic are 0.39 and 1.6 mg/kg, respectively. The CHHSLs for residential and industrial settings for arsenic are 0.07 and 0.24 mg/kg, respectively. The USEPA states that generally they do not require cleanup below natural background levels. In light of this fact and in our experience, regulatory agencies typically consider the use of local or regional background concentrations as the threshold concentration. The detected concentrations of arsenic in soil samples collected from the site (5.6 to 10.2 mg/kg) fall within the range of normal background concentrations of arsenic found in California soils (0.6 to 11.0 mg/kg).

STOCKPILE SOIL SAMPLING

TPH in Stockpile Soil Samples

SLs, CHHSLs and TTLCs have not been established for TPH in soil. The concentrations of TPH detected in the stockpile soil samples have been compared to the Los Angeles RWQCB screening levels. The Los Angeles RWQCB soil screening level for heavy oil range TPH (C23 to C32) in soil located less than 20 feet above groundwater is 1,000 mg/kg. As shown in Table 1, the concentrations of heavy oil range TPH (C23 to C32) detected in the four stockpile samples (ranging from 14 to 122 mg/kg) is well below the Los Angeles RWQCB screening level of 1,000 mg/kg.

VOCs in Stockpile Soil Samples

VOCs were not detected in the soil stockpile samples.

Pesticides in Stockpile Soil Samples

As shown in Table 1, DDE (11 µg/kg), DDT (14 µg/kg) and chlordane (270 µg/kg) were detected in the stockpile soil sample SP1. The pesticide concentrations were compared to their respective SLs, CHHSLs and TTLCs. None of the concentrations of pesticides detected in the stockpile soil sample SP1 exceed their respective SLs or CHHSLs for residential or commercial/industrial soils. In addition, none of the concentrations of pesticides detected in the stockpile soil sample SP1 exceed their respective TTLCs.

PCBs in Stockpile Soil Samples

As shown in Table 1, a concentration of 0.14 mg/kg of the PCB Aroclor 1260 was detected in the stockpile soil sample SP1. The concentration of Aroclor 1260 was compared to its SLs, CHHSLs, and TTLC. The concentration of Aroclor 1260 detected in the stockpile soil sample SP1 did not exceed its SLs for residential or commercial/industrial soils, CHHSL for commercial/industrial soils or its TTLC. The concentration of Aroclor 1260 detected in the stockpile soil sample SP1 did exceed the CHHSL for PCBs in residential soil of 0.089 mg/kg. Because the soil sample collected from stockpile SP1 had a concentration of Aroclor 1260 that exceeds the CHHSL for PCBs in residential soils, this soil stockpile should be removed from the Orange Grove Park site and disposed offsite at an accepting disposal facility.

Metals in Stockpile Soil Samples

As shown in Table 2, various concentrations of metals were detected in the stockpile soil samples. The concentrations of metals detected in the soil samples collected from the stockpiles are within normal background ranges for metals in soil. The metal concentrations were compared to SLs, CHHSLs and TTLCs. None of the detected metal concentrations exceed their respective TTLCs. In addition, none of the detected levels of metals exceeded their respective SLs or CHHSLs in residential soils or commercial/ industrial soils, with the exception of arsenic. However, as stated above, normal background concentrations of arsenic found in California soils are typically above the SLs and CHHSLs for both residential and commercial/industrial settings,



and regulatory agencies typically consider the use of local or regional background concentrations as the threshold concentration. The detected concentrations of arsenic in soil samples collected from the onsite stockpiles (6.37 to 9.96 mg/kg) fall within the range of normal background concentrations of arsenic found in California soils (0.6 to 11.0 mg/kg).

CONCLUSIONS AND RECOMMENDATIONS

SOIL BORINGS (FORMER AGRICULTURAL USE OF THE SITE)

Based on the results of soil samples collected from onsite soil borings, further assessment of soil beneath the site for pesticides and arsenic does not appear to be warranted.

STOCKPILE SOIL SAMPLING

Because the soil sample collected from stockpile SP1 had a concentration of Aroclor 1260 that exceeds the CHHSL for PCBs in residential soils, this soil stockpile should be removed from the Orange Grove Park site and disposed offsite at an accepting disposal facility. Following removal of the stockpile, shallow soil samples should be collected from the soil beneath stockpile SP1 to determine if concentrations of Aroclor 1260 are present in the soil on which the stockpile is located.

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The following published reference materials were used in preparation of this Phase II ESA:

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United States Geologic Survey (USGS), *Topographic Map of the Baldwin Park Quadrangle*, 1966, photorevised 1981.

LIMITATIONS

This report has been prepared for and is intended for the exclusive use of the Los Angeles County Community Development Commission. The contents of this report should not be relied upon by any other party without the written consent of Rincon Consultants, Inc.

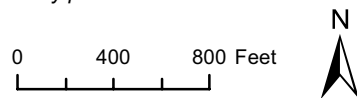
Our conclusions regarding the site are based on the results of a limited subsurface sampling program. The results of this evaluation are qualified by the fact that only limited sampling and analytical testing was conducted during this assessment.

This scope was not intended to completely establish the quantities and distribution of contaminants present at the site or to determine the cost to remediate the site. The concentrations of contaminants measured at any given location may not be representative of conditions at other locations. Further, conditions may change at any particular location as a function of time in response to natural conditions, chemical reactions and other events. Conclusions regarding the condition of the site do not represent a warranty that all areas within the site are similar to those sampled.





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Vicinity Map

Figure 1



Site Map

Figure 2

Table 1 - Soil Analytical Results- TPH, VOCs, Pesticides and PCBs
Orange Grove Park, Hacienda Heights, California

Boring Number	Depth in Feet	TPH-g C6-C10 (mg/kg)	TPH-d C10-C22 (mg/kg)	TPH-o C22-C36 (mg/kg)	VOCs					Pesticides					PCBs		
					Benzene (µg/kg)	Toluene (µg/kg)	Ethyl-benzene (µg/kg)	Total Xylenes (µg/kg)	Other VOCs (µg/kg)	DDD (µg/kg)	DDE (µg/kg)	DDT (µg/kg)	Chlordane (µg/kg)	Other Pesticides (µg/kg)	Aroclor - 1260 (mg/kg)	Other PCBs (mg/kg)	
Soil Boring Samples (former agricultural use of site)																	
B1	0.5	--	--	--	--	--	--	--	--	--	ND	ND	ND	ND	ND	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B2	0.5	--	--	--	--	--	--	--	--	--	ND	ND	ND	ND	ND	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B3	0.5	--	--	--	--	--	--	--	--	--	ND	ND	ND	ND	ND	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B4	0.5	--	--	--	--	--	--	--	--	--	ND	ND	ND	ND	ND	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B5	0.5	--	--	--	--	--	--	--	--	--	ND	40	10	ND	ND	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B6	0.5	--	--	--	--	--	--	--	--	--	ND	ND	ND	ND	ND	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	3	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B7	0.5	--	--	--	--	--	--	--	--	--	ND	ND	ND	ND	ND	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B8	0.5	--	--	--	--	--	--	--	--	--	ND	ND	ND	ND	ND	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B9	0.5	--	--	--	--	--	--	--	--	--	ND	30	ND	ND	ND	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B10	0.5	--	--	--	--	--	--	--	--	--	ND	6	ND	ND	ND	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	3	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Stockpile Soil Samples (unknown origin of soil piles)																	
SP1	na	ND	ND	15	ND	ND	ND	ND	ND	ND	ND	11	14	270	ND	0.14	ND
SP2	na	ND	ND	14	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SP3	na	ND	ND	16	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SP4	na	ND	ND	122	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
LARWQCB SSL*		100	100	1,000	11	150	300	1,750	varies	NE	NE	NE	NE	NE	NE	NE	NE
CHHSL-residential		NE	NE	NE	NE	NE	NE	NE	NE	2,300	1,600	1,600	430	varies	0.089	0.089	
SL-residential		NE	NE	NE	1,100	5,000,000	5,700	600,000	varies	2,000	1,400	1,700	1,600	varies	0.22	varies	
CHHSL - C/I		NE	NE	NE	NE	NE	NE	NE	NE	9,000	6,300	6,300	1,700	varies	0.30	0.30	
SL-C/I		NE	NE	NE	5,600	46,000,000	29,000	2,600,000	varies	7,200	5,100	7,000	6,500	varies	0.74	varies	
TTLC		NE	NE	NE	NE	NE	NE	NE	NE	1,000	1,000	1,000	2,500	varies	50	50	
STLC		NE	NE	NE	NE	NE	NE	NE	NE	100	100	100	250	varies	5	5	

Soil samples collected on October 7, 2010.

mg/kg = milligrams per kilogram

µg/kg = micrograms per kilogram

TPH =total petroleum hydrocarbons

VOCs = volatile organic compounds

PCBs = polychlorinated biphenyls

-- = not analyzed

ND = not detected at or above the laboratory reporting limits

na = not applicable

NE = not established

* = LARWQCB investigations Levels assume that first encountered groundwater (which could range from 15 to 45 feet below grade) is an existing or potential drinking water aquifer.

CHHSL = California Human Health Screening Levels

SL = Regional Screening Levels for Chemical Contaminants at Superfund Sites, July 7, 2008

TTLC = Total Threshold Limit Concentration

STLC = Soluble Threshold Limit Concentration (in milligrams or micrograms per liter [mg/l or µg/l])

Concentrations in **bold** exceed one or more of the regulatory thresholds to which they were compared.

Soil samples analyzed by Associated Laboratories, Inc.

Analysis: TEPH by EPA Method 8015B, VOCs by EPA Method 8260B, organochlorine pesticides by EPA Method 8081, and PCBs by EPA Method 8082.

Table 2 - Soil Analytical Results- CCR Title 22 Metals
Orange Grove Park, Hacienda Heights, California

Boring Number	Depth (Feet)	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Mercury	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
Results in milligrams per kilogram (mg/kg)																		
<i>Soil Boring Samples (former agricultural use of site)</i>																		
B1	0.5	--	6.03	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B2	0.5	--	6.23	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B3	0.5	--	6.39	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B4	0.5	--	6.84	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B5	0.5	--	7.11	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B6	0.5	--	5.75	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B7	0.5	--	5.60	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B8	0.5	--	7.06	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B9	0.5	--	5.97	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B10	0.5	--	10.20	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<i>Stockpile Soil Samples (unknown origin of soil piles)</i>																		
SP1	--	ND	9.96	101	0.686	0.702	20.8	10	17.2	17.5	ND	ND	14	ND	ND	ND	36.8	89
SP2	--	ND	8.76	131	0.678	0.568	20	9.57	19.9	11.6	ND	ND	15.1	ND	ND	ND	37.4	104
SP3	--	ND	6.37	143	0.598	0.557	19.4	10.6	18.7	5.31	ND	ND	15.5	ND	ND	ND	35.6	81.6
SP4	--	ND	9.25	131	0.605	0.623	19.6	10.1	23.3	22.8	ND	ND	14.8	ND	ND	ND	35.7	108
<i>Background Concentration</i>		0.15-1.95	0.6-11	133-1,400	0.25-2.70	0.05-1.70	23-1,579	2.7-46.9	9.1-96.4	12.4-97.1	0.05-0.90	0.1-9.6	9.0-509	0.015-0.430	0.10-8.3	0.17-1.1	39-288	88-236
CHHSL- Soil (R)		30	0.07	5,200	150	1.7	100,000	660	3,000	150	18	380	1,600	380	380	5	530	23,000
CHHSL- Soil (C/I)		380	0.24	63,000	1,700	7.5	100,000	3,200	38,000	3500	180	4,800	16,000	4,800	4,800	63	6,700	100,000
SL- Soil (R)		31	0.39	15,000	160	70	120,000	NE	3,100	400	23	390	1,600	390	390	5.1	550	23,000
SL- Soil (C/I)		410	1.6	190,000	2,000	810	1,500,000	NE	41,000	NE	310	5,100	20,000	5,100	5,100	66	7,200	31,000
TTLIC		500	500	10,000	75	100	2,500	8,000	2,500	1,000	20	3,500	2,000	100	500	700	2,400	5,000
STLC		15	5	100	0.8	1.0	560	80	25	5	0.2	350	20	1.0	5	7	24	250

Soil samples obtained on October 7, 2010

-- = not analyzed

ND = not detected at or above the laboratory detection limit

Background Concentration = Kearney, *Background Concentrations of Trace and Major Elements in California Soils*, University of California, 1996

CHHSL = California Human Health Screening Levels (Cal/EPA - *Use of California Human Health Screening Levels in Evaluation of Contaminated Properties*, January 2005)

SL = Regional Screening Levels for Chemical Contaminants at Superfund Sites, July 7, 2008

(R) = Residential

(C/I) = Commercial/Industrial

TTLIC = Total Threshold Limit Concentration

STLC = Soluble Threshold Limit Concentration (in milligrams per liter [mg/L])

NE = not established

Concentrations in **bold** exceed one or more of the regulatory thresholds to which they were compared.

Soil samples analyzed by Associated Laboratories, Inc.

Metals analyzed by Environmental Protection Agency (EPA) Method 6010B/7471A

Appendix 1

Laboratory Analytical Report

**ASSOCIATED LABORATORIES****806 North Batavia - Orange, California 92868 - 714/771-6900****FAX 714/538-1209**

CLIENT Rincon Consultants, Inc.

(9746)

LAB REQUEST 263005

ATTN: Greg Stull

5355 Avenida Encinas

REPORTED 10/15/2010

Suite 103

Carlsbad, CA 92008

RECEIVED 10/08/2010

PROJECT #10-29410 Orange Grove Park

SUBMITTER Client

COMMENTS

This laboratory request covers the following listed samples which were analyzed for the parameters indicated on the attached Analytical Result Report. All analyses were conducted using the appropriate methods as indicated on the report. This cover letter is an integral part of the final report.

Order No.**Client Sample Identification**

1117016

B1-0.5'

1117017

B1-2'

1117018

B2-0.5'

1117019

B2-2'

1117020

B3-0.5'

1117021

B3-2'

1117022

B4-0.5'

1117023

B4-2'

1117024

B5-0.5'

1117025

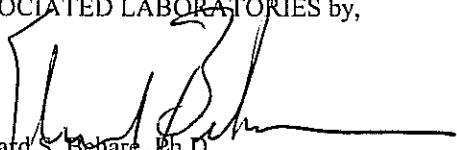
B5-2'

1117026

B6-0.5'

Thank you for the opportunity to be of service to your company. Please feel free to call if there are any questions regarding this report or if we can be of further service.

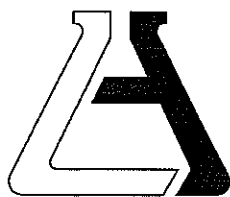
ASSOCIATED LABORATORIES by,


Edward S. Behare, Ph.D.
Vice President

NOTE: Unless notified in writing, all samples will be discarded by appropriate disposal protocol 30 days from date reported.

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TESTING & CONSULTING
Chemical
Microbiological
Environmental

**ASSOCIATED LABORATORIES**

806 North Batavia - Orange, California 92868 - 714/771-6900

FAX 714/538-1209

CLIENT Rincon Consultants, Inc.

(9746)

LAB REQUEST 263005

ATTN: Greg Stull

5355 Avenida Encinas

REPORTED 10/15/2010

Suite 103

Carlsbad, CA 92008

RECEIVED 10/08/2010

PROJECT #10-29410 Orange Grove Park

SUBMITTER Client

COMMENTS

This laboratory request covers the following listed samples which were analyzed for the parameters indicated on the attached Analytical Result Report. All analyses were conducted using the appropriate methods as indicated on the report. This cover letter is an integral part of the final report.

Order No.Client Sample Identification

1117027

B6-2'

1117028

B6-3'

1117029

B7-0.5'

1117030

B7-2'

1117031

B8-0.5'

1117032

B8-2'

1117033

B9-0.5'

1117034

B9-2'

1117035

B10-0.5'

1117036


B10-2'

1117037

B10-3'

Thank you for the opportunity to be of service to your company. Please feel free to call if there are any questions regarding this report or if we can be of further service.

ASSOCIATED LABORATORIES by,


Edward S. Behare, Ph.D.
Vice President

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**ASSOCIATED LABORATORIES****806 North Batavia - Orange, California 92868 - 714/771-6900****FAX 714/538-1209**

CLIENT Rincon Consultants, Inc.

(9746)

LAB REQUEST 263005

ATTN: Greg Stull

5355 Avenida Encinas

REPORTED 10/15/2010

Suite 103

Carlsbad, CA 92008

RECEIVED 10/08/2010

PROJECT #10-29410 Orange Grove Park

SUBMITTER Client

COMMENTS

This laboratory request covers the following listed samples which were analyzed for the parameters indicated on the attached Analytical Result Report. All analyses were conducted using the appropriate methods as indicated on the report. This cover letter is an integral part of the final report.

Order No.

1117038

1117039

1117040

1117041

1117042

Client Sample Identification

SP1

SP2

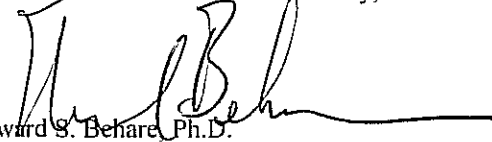
SP3

SP4

Laboratory Method Blank

Thank you for the opportunity to be of service to your company. Please feel free to call if there are any questions regarding this report or if we can be of further service.

ASSOCIATED LABORATORIES by,


Edward S. Behare, Ph.D.
Vice President

NOTE: Unless notified in writing, all samples will be discarded by appropriate disposal protocol 30 days from date reported.

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TESTING & CONSULTING
Chemical
Microbiological
Environmental

Order #: 1117016

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: B1-0.5'

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
---------	--------	----	-----	-------	--------------

6010B ICP CAM Metals Only (W/S/W)

Arsenic	6.03	1	1.0	mg/Kg	10/13/10	KN
---------	------	---	-----	-------	----------	----

8081A - Organochlorine Pesticides by GC

4,4-DDD	ND	1	0.005	mg/Kg	10/13/10	GH
4,4-DDE	ND	1	0.004	mg/Kg	10/13/10	GH
4,4-DDT	ND	1	0.005	mg/Kg	10/13/10	GH
Aldrin	ND	1	0.004	mg/Kg	10/13/10	GH
Alpha BHC	ND	1	0.002	mg/Kg	10/13/10	GH
Beta BHC	ND	1	0.003	mg/Kg	10/13/10	GH
Chlordane	ND	1	0.025	mg/Kg	10/13/10	GH
Delta BHC	ND	1	0.005	mg/Kg	10/13/10	GH
Dieldrin	ND	1	0.003	mg/Kg	10/13/10	GH
Endosulfan I	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan II	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan sulfate	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin aldehyde	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin Ketone	ND	1	0.005	mg/Kg	10/13/10	GH
Heptachlor	ND	1	0.004	mg/Kg	10/13/10	GH
Heptachlor epoxide	ND	1	0.003	mg/Kg	10/13/10	GH
Lindane	ND	1	0.003	mg/Kg	10/13/10	GH
Methoxychlor	ND	1	0.025	mg/Kg	10/13/10	GH
Toxaphene	ND	1	0.250	mg/Kg	10/13/10	GH

Surrogates

			Units	Control Limits
DCB(Sur2)	84		%	55 - 135
TCMX (Sur1)	103		%	50 - 125

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117018

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: B2-0.5'

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
---------	--------	----	-----	-------	--------------

6010B ICP CAM Metals Only (W/S/W)

Arsenic	6.23	1	1.0	mg/Kg	10/13/10	KN
---------	------	---	-----	-------	----------	----

8081A - Organochlorine Pesticides by GC

4,4-DDD	ND	1	0.005	mg/Kg	10/13/10	GH
4,4-DDE	ND	1	0.004	mg/Kg	10/13/10	GH
4,4-DDT	ND	1	0.005	mg/Kg	10/13/10	GH
Aldrin	ND	1	0.004	mg/Kg	10/13/10	GH
Alpha BHC	ND	1	0.002	mg/Kg	10/13/10	GH
Beta BHC	ND	1	0.003	mg/Kg	10/13/10	GH
Chlordane	ND	1	0.025	mg/Kg	10/13/10	GH
Delta BHC	ND	1	0.005	mg/Kg	10/13/10	GH
Dieldrin	ND	1	0.003	mg/Kg	10/13/10	GH
Endosulfan I	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan II	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan sulfate	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin aldehyde	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin Ketone	ND	1	0.005	mg/Kg	10/13/10	GH
Heptachlor	ND	1	0.004	mg/Kg	10/13/10	GH
Heptachlor epoxide	ND	1	0.003	mg/Kg	10/13/10	GH
Lindane	ND	1	0.003	mg/Kg	10/13/10	GH
Methoxychlor	ND	1	0.025	mg/Kg	10/13/10	GH
Toxaphene	ND	1	0.250	mg/Kg	10/13/10	GH

Surrogates

Surrogates	Result	Units	Control Limits
DCB(Sur2)	92	%	55 - 135
TCMX (Sur1)	103	%	50 - 125

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117020

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: B3-0.5'

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
---------	--------	----	-----	-------	--------------

6010B ICP CAM Metals Only (W/S/W)

Arsenic	6.39	1	1.0	mg/Kg	10/13/10	KN
---------	------	---	-----	-------	----------	----

8081A - Organochlorine Pesticides by GC

4,4-DDD	ND	1	0.005	mg/Kg	10/13/10	GH
4,4-DDE	ND	1	0.004	mg/Kg	10/13/10	GH
4,4-DDT	ND	1	0.005	mg/Kg	10/13/10	GH
Aldrin	ND	1	0.004	mg/Kg	10/13/10	GH
Alpha BHC	ND	1	0.002	mg/Kg	10/13/10	GH
Beta BHC	ND	1	0.003	mg/Kg	10/13/10	GH
Chlordane	ND	1	0.025	mg/Kg	10/13/10	GH
Delta BHC	ND	1	0.005	mg/Kg	10/13/10	GH
Dieldrin	ND	1	0.003	mg/Kg	10/13/10	GH
Endosulfan I	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan II	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan sulfate	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin aldehyde	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin Ketone	ND	1	0.005	mg/Kg	10/13/10	GH
Heptachlor	ND	1	0.004	mg/Kg	10/13/10	GH
Heptachlor epoxide	ND	1	0.003	mg/Kg	10/13/10	GH
Lindane	ND	1	0.003	mg/Kg	10/13/10	GH
Methoxychlor	ND	1	0.025	mg/Kg	10/13/10	GH
Toxaphene	ND	1	0.250	mg/Kg	10/13/10	GH

Surrogates

		Units	Control Limits
DCB(Sur2)	92	%	55 - 135
TCMX (Sur1)	92	%	50 - 125

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117022
Matrix: SOLID
Date Sampled: 10/07/2010
Time Sampled:
Sampled By:

Client: Rincon Consultants, Inc.
Client Sample ID: B4-0.5'

Analyte	Result	DF	DLR	Units	Date/Analyst
6010B ICP CAM Metals Only (W/S/W)					

Arsenic	6.84	1	1.0	mg/Kg	10/13/10	KN
---------	------	---	-----	-------	----------	----

8081A - Organochlorine Pesticides by GC

4,4-DDD	ND	1	0.005	mg/Kg	10/13/10	GH
4,4-DDE	ND	1	0.004	mg/Kg	10/13/10	GH
4,4-DDT	ND	1	0.005	mg/Kg	10/13/10	GH
Aldrin	ND	1	0.004	mg/Kg	10/13/10	GH
Alpha BHC	ND	1	0.002	mg/Kg	10/13/10	GH
Beta BHC	ND	1	0.003	mg/Kg	10/13/10	GH
Chlordane	ND	1	0.025	mg/Kg	10/13/10	GH
Delta BHC	ND	1	0.005	mg/Kg	10/13/10	GH
Dieldrin	ND	1	0.003	mg/Kg	10/13/10	GH
Endosulfan I	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan II	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan sulfate	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin aldehyde	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin Ketone	ND	1	0.005	mg/Kg	10/13/10	GH
Heptachlor	ND	1	0.004	mg/Kg	10/13/10	GH
Heptachlor epoxide	ND	1	0.003	mg/Kg	10/13/10	GH
Lindane	ND	1	0.003	mg/Kg	10/13/10	GH
Methoxychlor	ND	1	0.025	mg/Kg	10/13/10	GH
Toxaphene	ND	1	0.250	mg/Kg	10/13/10	GH

Surrogates			Units	Control Limits
DCB(Sur2)	119		%	55 - 135
TCMX (Sur1)	81		%	50 - 125

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117024
 Matrix: SOLID
 Date Sampled: 10/07/2010
 Time Sampled:
 Sampled By:

Client: Rincon Consultants, Inc.
 Client Sample ID: B5-0.5'

Analyte	Result	DF	DLR	Units	Date/Analyst
---------	--------	----	-----	-------	--------------

6010B ICP CAM Metals Only (W/S/W)

Arsenic	7.11	1	1.0	mg/Kg	10/13/10	KN
---------	------	---	-----	-------	----------	----

8081A - Organochlorine Pesticides by GC

4,4-DDD	ND	1	0.005	mg/Kg	10/13/10	GH
4,4-DDE	0.040	1	0.004	mg/Kg	10/13/10	GH
4,4-DDT	0.010	1	0.005	mg/Kg	10/13/10	GH
Aldrin	ND	1	0.004	mg/Kg	10/13/10	GH
Alpha BHC	ND	1	0.002	mg/Kg	10/13/10	GH
Beta BHC	ND	1	0.003	mg/Kg	10/13/10	GH
Chlordane	ND	1	0.025	mg/Kg	10/13/10	GH
Delta BHC	ND	1	0.005	mg/Kg	10/13/10	GH
Dieldrin	ND	1	0.003	mg/Kg	10/13/10	GH
Endosulfan I	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan II	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan sulfate	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin aldehyde	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin Ketone	ND	1	0.005	mg/Kg	10/13/10	GH
Heptachlor	ND	1	0.004	mg/Kg	10/13/10	GH
Heptachlor epoxide	ND	1	0.003	mg/Kg	10/13/10	GH
Lindane	ND	1	0.003	mg/Kg	10/13/10	GH
Methoxychlor	ND	1	0.025	mg/Kg	10/13/10	GH
Toxaphene	ND	1	0.250	mg/Kg	10/13/10	GH

Surrogates		Units	Control Limits
DCB(Sur2)	108	%	55 - 135
TCMX (Sur1)	90	%	50 - 125

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117026

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: B6-0.5'

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
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6010B ICP CAM Metals Only (W/S/W)

Arsenic	5.75	1	1.0	mg/Kg	10/13/10	KN
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8081A - Organochlorine Pesticides by GC

4,4-DDD	ND	1	0.005	mg/Kg	10/13/10	GH
4,4-DDE	ND	1	0.004	mg/Kg	10/13/10	GH
4,4-DDT	ND	1	0.005	mg/Kg	10/13/10	GH
Aldrin	ND	1	0.004	mg/Kg	10/13/10	GH
Alpha BHC	ND	1	0.002	mg/Kg	10/13/10	GH
Beta BHC	ND	1	0.003	mg/Kg	10/13/10	GH
Chlordane	ND	1	0.025	mg/Kg	10/13/10	GH
Delta BHC	ND	1	0.005	mg/Kg	10/13/10	GH
Dieldrin	ND	1	0.003	mg/Kg	10/13/10	GH
Endosulfan I	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan II	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan sulfate	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin aldehyde	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin Ketone	ND	1	0.005	mg/Kg	10/13/10	GH
Heptachlor	ND	1	0.004	mg/Kg	10/13/10	GH
Heptachlor epoxide	ND	1	0.003	mg/Kg	10/13/10	GH
Lindane	ND	1	0.003	mg/Kg	10/13/10	GH
Methoxychlor	ND	1	0.025	mg/Kg	10/13/10	GH
Toxaphene	ND	1	0.250	mg/Kg	10/13/10	GH

Surrogates

		Units	Control Limits
DCB(Sur2)	103	%	55 - 135
TCMX (Sur1)	79	%	50 - 125

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117029

Matrix: SOLID

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Client: Rincon Consultants, Inc.

Client Sample ID: B7-0.5'

Analyte	Result	DF	DLR	Units	Date/Analyst
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6010B ICP CAM Metals Only (W/S/W)

Arsenic	5.60	1	1.0	mg/Kg	10/13/10	KN
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8081A - Organochlorine Pesticides by GC

4,4-DDD	ND	1	0.005	mg/Kg	10/13/10	GH
4,4-DDE	ND	1	0.004	mg/Kg	10/13/10	GH
4,4-DDT	ND	1	0.005	mg/Kg	10/13/10	GH
Aldrin	ND	1	0.004	mg/Kg	10/13/10	GH
Alpha BHC	ND	1	0.002	mg/Kg	10/13/10	GH
Beta BHC	ND	1	0.003	mg/Kg	10/13/10	GH
Chlordane	ND	1	0.025	mg/Kg	10/13/10	GH
Delta BHC	ND	1	0.005	mg/Kg	10/13/10	GH
Dieldrin	ND	1	0.003	mg/Kg	10/13/10	GH
Endosulfan I	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan II	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan sulfate	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin aldehyde	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin Ketone	ND	1	0.005	mg/Kg	10/13/10	GH
Heptachlor	ND	1	0.004	mg/Kg	10/13/10	GH
Heptachlor epoxide	ND	1	0.003	mg/Kg	10/13/10	GH
Lindane	ND	1	0.003	mg/Kg	10/13/10	GH
Methoxychlor	ND	1	0.025	mg/Kg	10/13/10	GH
Toxaphene	ND	1	0.250	mg/Kg	10/13/10	GH

Surrogates

		Units	Control Limits
DCB(Sur2)	87	%	55 - 135
TCMX (Sur1)	90	%	50 - 125

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117031

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: B8-0.5'

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
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6010B ICP CAM Metals Only (W/S/W)

Arsenic	7.06	1	1.0	mg/Kg	10/13/10	KN
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8081A - Organochlorine Pesticides by GC

4,4-DDD	ND	1	0.005	mg/Kg	10/13/10	GH
4,4-DDE	ND	1	0.004	mg/Kg	10/13/10	GH
4,4-DDT	ND	1	0.005	mg/Kg	10/13/10	GH
Aldrin	ND	1	0.004	mg/Kg	10/13/10	GH
Alpha BHC	ND	1	0.002	mg/Kg	10/13/10	GH
Beta BHC	ND	1	0.003	mg/Kg	10/13/10	GH
Chlordane	ND	1	0.025	mg/Kg	10/13/10	GH
Delta BHC	ND	1	0.005	mg/Kg	10/13/10	GH
Dieldrin	ND	1	0.003	mg/Kg	10/13/10	GH
Endosulfan I	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan II	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan sulfate	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin aldehyde	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin Ketone	ND	1	0.005	mg/Kg	10/13/10	GH
Heptachlor	ND	1	0.004	mg/Kg	10/13/10	GH
Heptachlor epoxide	ND	1	0.003	mg/Kg	10/13/10	GH
Lindane	ND	1	0.003	mg/Kg	10/13/10	GH
Methoxychlor	ND	1	0.025	mg/Kg	10/13/10	GH
Toxaphene	ND	1	0.250	mg/Kg	10/13/10	GH

Surrogates

		Units	Control Limits
DCB(Sur2)	63	%	55 - 135
TCMX (Sur1)	100	%	50 - 125

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117033

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: B9-0.5'

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
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6010B ICP CAM Metals Only (W/S/W)

Arsenic	5.97	1	1.0	mg/Kg	10/13/10	KN
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8081A - Organochlorine Pesticides by GC

4,4-DDD	ND	1	0.005	mg/Kg	10/13/10	GH
4,4-DDE	0.030	1	0.004	mg/Kg	10/13/10	GH
4,4-DDT	ND	1	0.005	mg/Kg	10/13/10	GH
Aldrin	ND	1	0.004	mg/Kg	10/13/10	GH
Alpha-BHC	ND	1	0.002	mg/Kg	10/13/10	GH
Beta BHC	ND	1	0.003	mg/Kg	10/13/10	GH
Chlordane	ND	1	0.025	mg/Kg	10/13/10	GH
Delta BHC	ND	1	0.005	mg/Kg	10/13/10	GH
Dieldrin	ND	1	0.003	mg/Kg	10/13/10	GH
Endosulfan I	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan II	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan sulfate	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin aldehyde	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin Ketone	ND	1	0.005	mg/Kg	10/13/10	GH
Heptachlor	ND	1	0.004	mg/Kg	10/13/10	GH
Heptachlor epoxide	ND	1	0.003	mg/Kg	10/13/10	GH
Lindane	ND	1	0.003	mg/Kg	10/13/10	GH
Methoxychlor	ND	1	0.025	mg/Kg	10/13/10	GH
Toxaphene	ND	1	0.250	mg/Kg	10/13/10	GH

Surrogates

		Units	Control Limits
DCB(Sur2)	82	%	55 - 135
TCMX (Sur1)	94	%	50 - 125

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117035

Matrix: SOLID

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Client: Rincon Consultants, Inc.

Client Sample ID: B10-0.5'

Analyte	Result	DF	DLR	Units	Date/Analyst
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6010B ICP CAM Metals Only (W/S/W)

Arsenic	10.2	1	1.0	mg/Kg	10/13/10	KN
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8081A - Organochlorine Pesticides by GC

4,4-DDD	ND	1	0.005	mg/Kg	10/13/10	GH
4,4-DDE	0.006	1	0.004	mg/Kg	10/13/10	GH
4,4-DDT	ND	1	0.005	mg/Kg	10/13/10	GH
Aldrin	ND	1	0.004	mg/Kg	10/13/10	GH
Alpha BHC	ND	1	0.002	mg/Kg	10/13/10	GH
Beta BHC	ND	1	0.003	mg/Kg	10/13/10	GH
Chlordane	ND	1	0.025	mg/Kg	10/13/10	GH
Delta BHC	ND	1	0.005	mg/Kg	10/13/10	GH
Dieldrin	ND	1	0.003	mg/Kg	10/13/10	GH
Endosulfan I	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan II	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan sulfate	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin aldehyde	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin Ketone	ND	1	0.005	mg/Kg	10/13/10	GH
Heptachlor	ND	1	0.004	mg/Kg	10/13/10	GH
Heptachlor epoxide	ND	1	0.003	mg/Kg	10/13/10	GH
Lindane	ND	1	0.003	mg/Kg	10/13/10	GH
Methoxychlor	ND	1	0.025	mg/Kg	10/13/10	GH
Toxaphene	ND	1	0.250	mg/Kg	10/13/10	GH

Surrogates

		Units	Control Limits
DCB(Sur2)	55	%	55 - 135
TCMX (Sur1)	77	%	50 - 125

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117038

Matrix: SOLID

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Client: Rincon Consultants, Inc.

Client Sample ID: SP1

Analyte	Result	DF	DLR	Units	Date/Analyst
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6010B ICP CAM Metals Only (W/S/W)

Antimony	ND	1	3.0	mg/Kg	10/13/10	KN
Arsenic	9.96	1	1.0	mg/Kg	10/13/10	KN
Barium	101	1	1.0	mg/Kg	10/13/10	KN
Beryllium	0.686	1	0.5	mg/Kg	10/13/10	KN
Cadmium	0.702	1	0.5	mg/Kg	10/13/10	KN
Chromium	20.8	1	1.0	mg/Kg	10/13/10	KN
Cobalt	10.00	-1	0.5	mg/Kg	10/13/10	KN
Copper	17.2	1	1.0	mg/Kg	10/13/10	KN
Lead	17.5	1	0.5	mg/Kg	10/13/10	KN
Molybdenum	ND	1	1.0	mg/Kg	10/13/10	KN
Nickel	14.0	1	1.5	mg/Kg	10/13/10	KN
Selenium	ND	1	1.0	mg/Kg	10/13/10	KN
Silver	ND	1	0.5	mg/Kg	10/13/10	KN
Thallium	ND	1	1.0	mg/Kg	10/13/10	KN
Vanadium	36.8	1	0.5	mg/Kg	10/13/10	KN
Zinc	89.0	1	5.0	mg/Kg	10/13/10	KN

7471A Mercury in Solid/Wipe

Mercury	ND	1	0.14	mg/Kg	10/13/10	MDJ
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8015B Carbon Chain I

C06 - C10	ND	1	3	mg/Kg	10/12/10	AF
C10 - C22	ND	1	3	mg/Kg	10/12/10	AF
C22 - C36	15	1	5	mg/Kg	10/12/10	AF

Surrogates

				Units	Control Limits
Triacontane (Sur)	71			%	60 - 140

8081A - Organochlorine Pesticides by GC

4,4-DDD	ND	1	0.005	mg/Kg	10/13/10	GH
4,4-DDE	0.011	1	0.004	mg/Kg	10/13/10	GH
4,4-DDT	0.014	1	0.005	mg/Kg	10/13/10	GH
Aldrin	ND	1	0.004	mg/Kg	10/13/10	GH
Alpha BHC	ND	1	0.002	mg/Kg	10/13/10	GH

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117038

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: SP1

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
8081A - Organochlorine Pesticides by GC					
Beta BHC	ND	1	0.003	mg/Kg	10/13/10 GH
Chlordane	0.27	1	0.025	mg/Kg	10/13/10 GH
Delta BHC	ND	1	0.005	mg/Kg	10/13/10 GH
Dieldrin	ND	1	0.003	mg/Kg	10/13/10 GH
Endosulfan I	ND	1	0.004	mg/Kg	10/13/10 GH
Endosulfan II	ND	1	0.004	mg/Kg	10/13/10 GH
Endosulfan sulfate	ND	1	0.004	mg/Kg	10/13/10 GH
Endrin	ND	1	0.004	mg/Kg	10/13/10 GH
Endrin aldehyde	ND	1	0.004	mg/Kg	10/13/10 GH
Endrin Ketone	ND	1	0.005	mg/Kg	10/13/10 GH
Heptachlor	ND	1	0.004	mg/Kg	10/13/10 GH
Heptachlor epoxide	ND	1	0.003	mg/Kg	10/13/10 GH
Lindane	ND	1	0.003	mg/Kg	10/13/10 GH
Methoxychlor	ND	1	0.025	mg/Kg	10/13/10 GH
Toxaphene	ND	1	0.250	mg/Kg	10/13/10 GH

Surrogates

				Units	Control Limits
DCB(Sur2)	64			%	55 - 135
TCMX (Sur1)	90			%	50 - 125

8082 - Polychlorinated Biphenyls (PCBs) by GC

PCB-1016	ND	1	0.03	mg/Kg	10/13/10 GH
PCB-1221	ND	1	0.06	mg/Kg	10/13/10 GH
PCB-1232	ND	1	0.05	mg/Kg	10/13/10 GH
PCB-1242	ND	1	0.05	mg/Kg	10/13/10 GH
PCB-1248	ND	1	0.08	mg/Kg	10/13/10 GH
PCB-1254	ND	1	0.03	mg/Kg	10/13/10 GH
PCB-1260	0.14	1	0.03	mg/Kg	10/13/10 GH
PCB-1262	ND	1	0.03	mg/Kg	10/13/10 GH
PCB-1268	ND	1	0.03	mg/Kg	10/13/10 GH

Surrogates

				Units	Control Limits
DCB(Sur)	91			%	50 - 135

8260B Volatile Organic Compounds

1,1,1,2-Tetrachloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1,1-Trichloroethane	ND	1	5	ug/Kg	10/12/10 NZ

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117038

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: SP1

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
8260B Volatile Organic Compounds					
1,1,2,2-Tetrachloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1,2-Trichloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1,2-Trichlorotrifluoroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1-Dichloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1-Dichloroethene	ND	1	5	ug/Kg	10/12/10 NZ
1,1-Dichloropropene	ND	1	5	ug/Kg	10/12/10 NZ
1,2,3-Trichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2,3-Trichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,2,4-Trichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2,4-Trimethylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dibromo-3-chloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dibromoethane	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dichloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,3,5-Trimethylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,3-Dichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,3-Dichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,4-Dichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
2,2-Dichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
2-Butanone (MEK)	ND	1	100	ug/Kg	10/12/10 NZ
2-Chloroethyl vinyl ether	ND	1	5	ug/Kg	10/12/10 NZ
2-Chlorotoluene	ND	1	5	ug/Kg	10/12/10 NZ
4-Chlorotoluene	ND	1	5	ug/Kg	10/12/10 NZ
4-Methyl -2- Pentanone (MIBK)	ND	1	5	ug/Kg	10/12/10 NZ
Acetone	ND	1	50	ug/Kg	10/12/10 NZ
Allyl chloride	ND	1	5	ug/Kg	10/12/10 NZ
Benzene	ND	1	5	ug/Kg	10/12/10 NZ
Bromobenzene	ND	1	5	ug/Kg	10/12/10 NZ
Bromochloromethane	ND	1	5	ug/Kg	10/12/10 NZ
Bromodichloromethane	ND	1	5	ug/Kg	10/12/10 NZ
Bromoform	ND	1	5	ug/Kg	10/12/10 NZ
Bromomethane	ND	1	5	ug/Kg	10/12/10 NZ
Carbon tetrachloride	ND	1	5	ug/Kg	10/12/10 NZ
Chlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
Chloroethane	ND	1	5	ug/Kg	10/12/10 NZ
Chloroform	ND	1	5	ug/Kg	10/12/10 NZ
Chloromethane	ND	1	5	ug/Kg	10/12/10 NZ
cis-1,2-Dichloroethene	ND	1	5	ug/Kg	10/12/10 NZ

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117038

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: SP1

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
8260B Volatile Organic Compounds					
cis-1,3-Dichloropropene	ND	1	5	ug/Kg	10/12/10 NZ
cis-1,4-Dichloro-2-butene	ND	1	5	ug/Kg	10/12/10 NZ
Dibromochloromethane	ND	1	5	ug/Kg	10/12/10 NZ
Dibromomethane	ND	1	5	ug/Kg	10/12/10 NZ
Dichlorodifluoromethane	ND	1	5	ug/Kg	10/12/10 NZ
Ethyl benzene	ND	1	5	ug/Kg	10/12/10 NZ
Hexachlorobutadiene	ND	1	5	ug/Kg	10/12/10 NZ
Isopropylbenzene (Cumene)	ND	1	5	ug/Kg	10/12/10 NZ
m and p-Xylene	ND	1	5	ug/Kg	10/12/10 NZ
Methyl-tert-butylether (MTBE)	ND	1	5	ug/Kg	10/12/10 NZ
Methylene chloride	ND	1	5	ug/Kg	10/12/10 NZ
n-Butylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
n-Propylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
Naphthalene	ND	1	5	ug/Kg	10/12/10 NZ
o-Xylene	ND	1	5	ug/Kg	10/12/10 NZ
p-Isopropyltoluene	ND	1	5	ug/Kg	10/12/10 NZ
sec-Butylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
Styrene	ND	1	5	ug/Kg	10/12/10 NZ
tert-Butylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
Tetrachloroethene	ND	1	5	ug/Kg	10/12/10 NZ
Toluene	ND	1	5	ug/Kg	10/12/10 NZ
trans-1,2-Dichloroethene	ND	1	5	ug/Kg	10/12/10 NZ
trans-1,3-Dichloropropene	ND	1	5	ug/Kg	10/12/10 NZ
trans-1,4-Dichloro-2-butene	ND	1	5	ug/Kg	10/12/10 NZ
Trichloroethene	ND	1	5	ug/Kg	10/12/10 NZ
Trichlorofluoromethane	ND	1	5	ug/Kg	10/12/10 NZ
Vinyl chloride	ND	1	5	ug/Kg	10/12/10 NZ
Xylenes, total	ND	1	5	ug/Kg	10/12/10 NZ
Di-isopropyl ether (DIPE)	ND	1	2.0	ug/Kg	10/12/10 NZ
Ethyl-tertbutylether (ETBE)	ND	1	2.0	ug/Kg	10/12/10 NZ
Tert-amylmethylether (TAME)	ND	1	2.0	ug/Kg	10/12/10 NZ
Tertiary butyl alcohol (TBA)	ND	1	10	ug/Kg	10/12/10 NZ

Surrogates

		Units	Control Limits
Surr1 - Dibromofluoromethane	97	%	70 - 135
Surr2 - 1,2-Dichloroethane-d4	99	%	70 - 135
Surr3 - Toluene-d8	108	%	70 - 135
Surr4 - p-Bromofluorobenzene	122	%	70 - 135

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117039

Matrix: SOLID

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Client: Rincon Consultants, Inc.

Client Sample ID: SP2

Analyte	Result	DF	DLR	Units	Date/Analyst
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6010B ICP CAM Metals Only (W/S/W)

Antimony	ND	1	3.0	mg/Kg	10/13/10	KN
Arsenic	8.76	1	1.0	mg/Kg	10/13/10	KN
Barium	131	1	1.0	mg/Kg	10/13/10	KN
Beryllium	0.678	1	0.5	mg/Kg	10/13/10	KN
Cadmium	0.568	1	0.5	mg/Kg	10/13/10	KN
Chromium	20.0	1	1.0	mg/Kg	10/13/10	KN
Cobalt	9.57	1	0.5	mg/Kg	10/13/10	KN
Copper	19.9	1	1.0	mg/Kg	10/13/10	KN
Lead	11.6	1	0.5	mg/Kg	10/13/10	KN
Molybdenum	ND	1	1.0	mg/Kg	10/13/10	KN
Nickel	15.1	1	1.5	mg/Kg	10/13/10	KN
Selenium	ND	1	1.0	mg/Kg	10/13/10	KN
Silver	ND	1	0.5	mg/Kg	10/13/10	KN
Thallium	ND	1	1.0	mg/Kg	10/13/10	KN
Vanadium	37.4	1	0.5	mg/Kg	10/13/10	KN
Zinc	104	1	5.0	mg/Kg	10/13/10	KN

7471A Mercury in Solid/Wipe

Mercury	ND	1	0.14	mg/Kg	10/13/10	MDJ
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8015B Carbon Chain I

C06 - C10	ND	1	3	mg/Kg	10/12/10	AF
C10 - C22	ND	1	3	mg/Kg	10/12/10	AF
C22 - C36	14	1	5	mg/Kg	10/12/10	AF

Surrogates

				Units	Control Limits
Triacontane (Sur)	73			%	60 - 140

8081A - Organochlorine Pesticides by GC

4,4-DDD	ND	1	0.005	mg/Kg	10/13/10	GH
4,4-DDE	ND	1	0.004	mg/Kg	10/13/10	GH
4,4-DDT	ND	1	0.005	mg/Kg	10/13/10	GH
Aldrin	ND	1	0.004	mg/Kg	10/13/10	GH
Alpha BHC	ND	1	0.002	mg/Kg	10/13/10	GH

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117039

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: SP2

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
8081A - Organochlorine Pesticides by GC					
Beta BHC	ND	1	0.003	mg/Kg	10/13/10 GH
Chlordane	ND	1	0.025	mg/Kg	10/13/10 GH
Delta BHC	ND	1	0.005	mg/Kg	10/13/10 GH
Dieldrin	ND	1	0.003	mg/Kg	10/13/10 GH
Endosulfan I	ND	1	0.004	mg/Kg	10/13/10 GH
Endosulfan II	ND	1	0.004	mg/Kg	10/13/10 GH
Endosulfan sulfate	ND	1	0.004	mg/Kg	10/13/10 GH
Endrin	ND	1	0.004	mg/Kg	10/13/10 GH
Endrin aldehyde	ND	1	0.004	mg/Kg	10/13/10 GH
Endrin Ketone	ND	1	0.005	mg/Kg	10/13/10 GH
Heptachlor	ND	1	0.004	mg/Kg	10/13/10 GH
Heptachlor epoxide	ND	1	0.003	mg/Kg	10/13/10 GH
Lindane	ND	1	0.003	mg/Kg	10/13/10 GH
Methoxychlor	ND	1	0.025	mg/Kg	10/13/10 GH
Toxaphene	ND	1	0.250	mg/Kg	10/13/10 GH

Surrogates

				Units	Control Limits
DCB(Sur2)	67			%	55 - 135
TCMX (Sur1)	89			%	50 - 125

8082 - Polychlorinated Biphenyls (PCBs) by GC

PCB-1016	ND	1	0.03	mg/Kg	10/13/10 GH
PCB-1221	ND	1	0.06	mg/Kg	10/13/10 GH
PCB-1232	ND	1	0.05	mg/Kg	10/13/10 GH
PCB-1242	ND	1	0.05	mg/Kg	10/13/10 GH
PCB-1248	ND	1	0.08	mg/Kg	10/13/10 GH
PCB-1254	ND	1	0.03	mg/Kg	10/13/10 GH
PCB-1260	ND	1	0.03	mg/Kg	10/13/10 GH
PCB-1262	ND	1	0.03	mg/Kg	10/13/10 GH
PCB-1268	ND	1	0.03	mg/Kg	10/13/10 GH

Surrogates

				Units	Control Limits
DCB(Sur)	89			%	50 - 135

8260B Volatile Organic Compounds

1,1,1,2-Tetrachloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1,1-Trichloroethane	ND	1	5	ug/Kg	10/12/10 NZ

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117039

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: SP2

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
8260B Volatile Organic Compounds					
1,1,2,2-Tetrachloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1,2-Trichloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1,2-Trichlorotrifluoroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1-Dichloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1-Dichloroethene	ND	1	5	ug/Kg	10/12/10 NZ
1,1-Dichloropropene	ND	1	5	ug/Kg	10/12/10 NZ
1,2,3-Trichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2,3-Trichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,2,4-Trichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2,4-Trimethylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dibromo-3-chloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dibromoethane	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dichloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,3,5-Trimethylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,3-Dichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,3-Dichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,4-Dichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
2,2-Dichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
2-Butanone (MEK)	ND	1	100	ug/Kg	10/12/10 NZ
2-Chloroethyl vinyl ether	ND	1	5	ug/Kg	10/12/10 NZ
2-Chlorotoluene	ND	1	5	ug/Kg	10/12/10 NZ
4-Chlorotoluene	ND	1	5	ug/Kg	10/12/10 NZ
4-Methyl -2- Pentanone (MIBK)	ND	1	5	ug/Kg	10/12/10 NZ
Acetone	ND	1	50	ug/Kg	10/12/10 NZ
Allyl chloride	ND	1	5	ug/Kg	10/12/10 NZ
Benzene	ND	1	5	ug/Kg	10/12/10 NZ
Bromobenzene	ND	1	5	ug/Kg	10/12/10 NZ
Bromochloromethane	ND	1	5	ug/Kg	10/12/10 NZ
Bromodichloromethane	ND	1	5	ug/Kg	10/12/10 NZ
Bromoform	ND	1	5	ug/Kg	10/12/10 NZ
Bromomethane	ND	1	5	ug/Kg	10/12/10 NZ
Carbon tetrachloride	ND	1	5	ug/Kg	10/12/10 NZ
Chlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
Chloroethane	ND	1	5	ug/Kg	10/12/10 NZ
Chloroform	ND	1	5	ug/Kg	10/12/10 NZ
Chloromethane	ND	1	5	ug/Kg	10/12/10 NZ
cis-1,2-Dichloroethene	ND	1	5	ug/Kg	10/12/10 NZ

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117039

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: SP2

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
8260B Volatile Organic Compounds					
cis-1,3-Dichloropropene	ND	1	5	ug/Kg	10/12/10 NZ
cis-1,4-Dichloro-2-butene	ND	1	5	ug/Kg	10/12/10 NZ
Dibromochloromethane	ND	1	5	ug/Kg	10/12/10 NZ
Dibromomethane	ND	1	5	ug/Kg	10/12/10 NZ
Dichlorodifluoromethane	ND	1	5	ug/Kg	10/12/10 NZ
Ethyl benzene	ND	1	5	ug/Kg	10/12/10 NZ
Hexachlorobutadiene	ND	1	5	ug/Kg	10/12/10 NZ
Isopropylbenzene (Cumene)	ND	1	5	ug/Kg	10/12/10 NZ
m and p-Xylene	ND	1	5	ug/Kg	10/12/10 NZ
Methyl-tert-butylether (MTBE)	ND	1	5	ug/Kg	10/12/10 NZ
Methylene chloride	ND	1	5	ug/Kg	10/12/10 NZ
n-Butylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
n-Propylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
Naphthalene	ND	1	5	ug/Kg	10/12/10 NZ
o-Xylene	ND	1	5	ug/Kg	10/12/10 NZ
p-Isopropyltoluene	ND	1	5	ug/Kg	10/12/10 NZ
sec-Butylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
Styrene	ND	1	5	ug/Kg	10/12/10 NZ
tert-Butylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
Tetrachloroethene	ND	1	5	ug/Kg	10/12/10 NZ
Toluene	ND	1	5	ug/Kg	10/12/10 NZ
trans-1,2-Dichloroethene	ND	1	5	ug/Kg	10/12/10 NZ
trans-1,3-Dichloropropene	ND	1	5	ug/Kg	10/12/10 NZ
trans-1,4-Dichloro-2-butene	ND	1	5	ug/Kg	10/12/10 NZ
Trichloroethene	ND	1	5	ug/Kg	10/12/10 NZ
Trichlorofluoromethane	ND	1	5	ug/Kg	10/12/10 NZ
Vinyl chloride	ND	1	5	ug/Kg	10/12/10 NZ
Xylenes, total	ND	1	5	ug/Kg	10/12/10 NZ
Di-isopropyl ether (DIPE)	ND	1	2.0	ug/Kg	10/12/10 NZ
Ethyl-tertbutylether (ETBE)	ND	1	2.0	ug/Kg	10/12/10 NZ
Tert-amylmethylether (TAME)	ND	1	2.0	ug/Kg	10/12/10 NZ
Tertiary butyl alcohol (TBA)	ND	1	10	ug/Kg	10/12/10 NZ

Surrogates**Units****Control Limits**

Surr1 - Dibromofluoromethane	99	%	70 - 135
Surr2 - 1,2-Dichloroethane-d4	99	%	70 - 135
Surr3 - Toluene-d8	107	%	70 - 135
Surr4 - p-Bromofluorobenzene	125	%	70 - 135

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117040

Matrix: SOLID

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Client: Rincon Consultants, Inc.

Client Sample ID: SP3

Analyte	Result	DF	DLR	Units	Date/Analyst
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6010B ICP CAM Metals Only (W/S/W)

Antimony	ND	1	3.0	mg/Kg	10/13/10	KN
Arsenic	6.37	1	1.0	mg/Kg	10/13/10	KN
Barium	143	1	1.0	mg/Kg	10/13/10	KN
Beryllium	0.598	1	0.5	mg/Kg	10/13/10	KN
Cadmium	0.557	1	0.5	mg/Kg	10/13/10	KN
Chromium	19.4	1	1.0	mg/Kg	10/13/10	KN
Cobalt	10.6	1	0.5	mg/Kg	10/13/10	KN
Copper	18.7	1	1.0	mg/Kg	10/13/10	KN
Lead	5.31	1	0.5	mg/Kg	10/13/10	KN
Molybdenum	ND	1	1.0	mg/Kg	10/13/10	KN
Nickel	15.5	1	1.5	mg/Kg	10/13/10	KN
Selenium	ND	1	1.0	mg/Kg	10/13/10	KN
Silver	ND	1	0.5	mg/Kg	10/13/10	KN
Thallium	ND	1	1.0	mg/Kg	10/13/10	KN
Vanadium	35.6	1	0.5	mg/Kg	10/13/10	KN
Zinc	81.6	1	5.0	mg/Kg	10/13/10	KN

7471A Mercury in Solid/Wipe

Mercury	ND	1	0.14	mg/Kg	10/13/10	MDJ
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8015B Carbon Chain I

C06 - C10	ND	1	3	mg/Kg	10/12/10	AF
C10 - C22	ND	1	3	mg/Kg	10/12/10	AF
C22 - C36	16	1	5	mg/Kg	10/12/10	AF

Surrogates

				Units	Control Limits
Triacotane (Sur)	96			%	60 - 140

8081A - Organochlorine Pesticides by GC

4,4-DDD	ND	1	0.005	mg/Kg	10/13/10	GH
4,4-DDE	ND	1	0.004	mg/Kg	10/13/10	GH
4,4-DDT	ND	1	0.005	mg/Kg	10/13/10	GH
Aldrin	ND	1	0.004	mg/Kg	10/13/10	GH
Alpha BHC	ND	1	0.002	mg/Kg	10/13/10	GH

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117040

Matrix: SOLID

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Client: Rincon Consultants, Inc.

Client Sample ID: SP3

Analyte	Result	DF	DLR	Units	Date/Analyst
8081A - Organochlorine Pesticides by GC					
Beta BHC	ND	1	0.003	mg/Kg	10/13/10 GH
Chlordane	ND	1	0.025	mg/Kg	10/13/10 GH
Delta BHC	ND	1	0.005	mg/Kg	10/13/10 GH
Dieldrin	ND	1	0.003	mg/Kg	10/13/10 GH
Endosulfan I	ND	1	0.004	mg/Kg	10/13/10 GH
Endosulfan II	ND	1	0.004	mg/Kg	10/13/10 GH
Endosulfan sulfate	ND	1	0.004	mg/Kg	10/13/10 GH
Endrin	ND	1	0.004	mg/Kg	10/13/10 GH
Endrin aldehyde	ND	1	0.004	mg/Kg	10/13/10 GH
Endrin Ketone	ND	1	0.005	mg/Kg	10/13/10 GH
Heptachlor	ND	1	0.004	mg/Kg	10/13/10 GH
Heptachlor epoxide	ND	1	0.003	mg/Kg	10/13/10 GH
Lindane	ND	1	0.003	mg/Kg	10/13/10 GH
Methoxychlor	ND	1	0.025	mg/Kg	10/13/10 GH
Toxaphene	ND	1	0.250	mg/Kg	10/13/10 GH

Surrogates**Units Control Limits**

DCB(Sur2)	69	%	55 - 135
TCMX (Sur1)	94	%	50 - 125

8082 - Polychlorinated Biphenyls (PCBs) by GC

PCB-1016	ND	1	0.03	mg/Kg	10/13/10 GH
PCB-1221	ND	1	0.06	mg/Kg	10/13/10 GH
PCB-1232	ND	1	0.05	mg/Kg	10/13/10 GH
PCB-1242	ND	1	0.05	mg/Kg	10/13/10 GH
PCB-1248	ND	1	0.08	mg/Kg	10/13/10 GH
PCB-1254	ND	1	0.03	mg/Kg	10/13/10 GH
PCB-1260	ND	1	0.03	mg/Kg	10/13/10 GH
PCB-1262	ND	1	0.03	mg/Kg	10/13/10 GH
PCB-1268	ND	1	0.03	mg/Kg	10/13/10 GH

Surrogates**Units Control Limits**

DCB(Sur)	86	%	50 - 135
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8260B Volatile Organic Compounds

1,1,1,2-Tetrachloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1,1-Trichloroethane	ND	1	5	ug/Kg	10/12/10 NZ

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117040

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: SP3

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
8260B Volatile Organic Compounds					
1,1,2,2-Tetrachloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1,2-Trichloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1,2-Trichlorotrifluoroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1-Dichloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1-Dichloroethene	ND	1	5	ug/Kg	10/12/10 NZ
1,1-Dichloropropene	ND	1	5	ug/Kg	10/12/10 NZ
1,2,3-Trichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2,3-Trichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,2,4-Trichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2,4-Trimethylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dibromo-3-chloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dibromoethane	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dichloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,3,5-Trimethylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,3-Dichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,3-Dichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,4-Dichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
2,2-Dichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
2-Butanone (MEK)	ND	1	100	ug/Kg	10/12/10 NZ
2-Chloroethyl vinyl ether	ND	1	5	ug/Kg	10/12/10 NZ
2-Chlorotoluene	ND	1	5	ug/Kg	10/12/10 NZ
4-Chlorotoluene	ND	1	5	ug/Kg	10/12/10 NZ
4-Methyl -2- Pentanone (MIBK)	ND	1	5	ug/Kg	10/12/10 NZ
Acetone	ND	1	50	ug/Kg	10/12/10 NZ
Allyl chloride	ND	1	5	ug/Kg	10/12/10 NZ
Benzene	ND	1	5	ug/Kg	10/12/10 NZ
Bromobenzene	ND	1	5	ug/Kg	10/12/10 NZ
Bromochloromethane	ND	1	5	ug/Kg	10/12/10 NZ
Bromodichloromethane	ND	1	5	ug/Kg	10/12/10 NZ
Bromoform	ND	1	5	ug/Kg	10/12/10 NZ
Bromomethane	ND	1	5	ug/Kg	10/12/10 NZ
Carbon tetrachloride	ND	1	5	ug/Kg	10/12/10 NZ
Chlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
Chloroethane	ND	1	5	ug/Kg	10/12/10 NZ
Chloroform	ND	1	5	ug/Kg	10/12/10 NZ
Chloromethane	ND	1	5	ug/Kg	10/12/10 NZ
cis-1,2-Dichloroethene	ND	1	5	ug/Kg	10/12/10 NZ

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117040

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: SP3

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
8260B Volatile Organic Compounds					
cis-1,3-Dichloropropene	ND	1	5	ug/Kg	10/12/10 NZ
cis-1,4-Dichloro-2-butene	ND	1	5	ug/Kg	10/12/10 NZ
Dibromochloromethane	ND	1	5	ug/Kg	10/12/10 NZ
Dibromomethane	ND	1	5	ug/Kg	10/12/10 NZ
Dichlorodifluoromethane	ND	1	5	ug/Kg	10/12/10 NZ
Ethyl benzene	ND	1	5	ug/Kg	10/12/10 NZ
Hexachlorobutadiene	ND	1	5	ug/Kg	10/12/10 NZ
Isopropylbenzene (Cumene)	ND	1	5	ug/Kg	10/12/10 NZ
m and p-Xylene	ND	1	5	ug/Kg	10/12/10 NZ
Methyl-tert-butylether (MTBE)	ND	1	5	ug/Kg	10/12/10 NZ
Methylene chloride	ND	1	5	ug/Kg	10/12/10 NZ
n-Butylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
n-Propylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
Naphthalene	ND	1	5	ug/Kg	10/12/10 NZ
o-Xylene	ND	1	5	ug/Kg	10/12/10 NZ
p-Isopropyltoluene	ND	1	5	ug/Kg	10/12/10 NZ
sec-Butylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
Styrene	ND	1	5	ug/Kg	10/12/10 NZ
tert-Butylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
Tetrachloroethene	ND	1	5	ug/Kg	10/12/10 NZ
Toluene	ND	1	5	ug/Kg	10/12/10 NZ
trans-1,2-Dichloroethene	ND	1	5	ug/Kg	10/12/10 NZ
trans-1,3-Dichloropropene	ND	1	5	ug/Kg	10/12/10 NZ
trans-1,4-Dichloro-2-butene	ND	1	5	ug/Kg	10/12/10 NZ
Trichloroethene	ND	1	5	ug/Kg	10/12/10 NZ
Trichlorofluoromethane	ND	1	5	ug/Kg	10/12/10 NZ
Vinyl chloride	ND	1	5	ug/Kg	10/12/10 NZ
Xylenes, total	ND	1	5	ug/Kg	10/12/10 NZ
Di-isopropyl ether (DIPE)	ND	1	2.0	ug/Kg	10/12/10 NZ
Ethyl-tertbutylether (ETBE)	ND	1	2.0	ug/Kg	10/12/10 NZ
Tert-amylmethylether (TAME)	ND	1	2.0	ug/Kg	10/12/10 NZ
Tertiary butyl alcohol (TBA)	ND	1	10	ug/Kg	10/12/10 NZ

Surrogates**Units****Control Limits**

Surr1 - Dibromofluoromethane	99	%	70 - 135
Surr2 - 1,2-Dichloroethane-d4	100	%	70 - 135
Surr3 - Toluene-d8	109	%	70 - 135
Surr4 - p-Bromofluorobenzene	120	%	70 - 135

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117041

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: SP4

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
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6010B ICP CAM Metals Only (W/S/W)

Antimony	ND	1	3.0	mg/Kg	10/13/10	KN
Arsenic	9.25	1	1.0	mg/Kg	10/13/10	KN
Barium	131	1	1.0	mg/Kg	10/13/10	KN
Beryllium	0.605	1	0.5	mg/Kg	10/13/10	KN
Cadmium	0.623	1	0.5	mg/Kg	10/13/10	KN
Chromium	19.6	1	1.0	mg/Kg	10/13/10	KN
Cobalt	10.1	1	0.5	mg/Kg	10/13/10	KN
Copper	23.3	1	1.0	mg/Kg	10/13/10	KN
Lead	22.8	1	0.5	mg/Kg	10/13/10	KN
Molybdenum	ND	1	1.0	mg/Kg	10/13/10	KN
Nickel	14.8	1	1.5	mg/Kg	10/13/10	KN
Selenium	ND	1	1.0	mg/Kg	10/13/10	KN
Silver	ND	1	0.5	mg/Kg	10/13/10	KN
Thallium	ND	1	1.0	mg/Kg	10/13/10	KN
Vanadium	35.7	1	0.5	mg/Kg	10/13/10	KN
Zinc	108	1	5.0	mg/Kg	10/13/10	KN

7471A Mercury in Solid/Wipe

Mercury	ND	1	0.14	mg/Kg	10/13/10	MDJ
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8015B Carbon Chain I

C06 - C10	ND	5	15.0	mg/Kg	10/12/10	AF
C10 - C22	ND	5	15.0	mg/Kg	10/12/10	AF
C22 - C36	122	5	25.0	mg/Kg	10/12/10	AF

Surrogates

				Units	Control Limits
Triacontane (Sur)	61			%	60 - 140

8081A - Organochlorine Pesticides by GC

4,4-DDD	ND	1	0.005	mg/Kg	10/13/10	GH
4,4-DDE	ND	1	0.004	mg/Kg	10/13/10	GH
4,4-DDT	ND	1	0.005	mg/Kg	10/13/10	GH
Aldrin	ND	1	0.004	mg/Kg	10/13/10	GH
Alpha BHC	ND	1	0.002	mg/Kg	10/13/10	GH

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117041

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: SP4

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
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8081A - Organochlorine Pesticides by GC

Beta BHC	ND	1	0.003	mg/Kg	10/13/10	GH
Chlordane	ND	1	0.025	mg/Kg	10/13/10	GH
Delta BHC	ND	1	0.005	mg/Kg	10/13/10	GH
Dieldrin	ND	1	0.003	mg/Kg	10/13/10	GH
Endosulfan I	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan II	ND	1	0.004	mg/Kg	10/13/10	GH
Endosulfan sulfate	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin aldehyde	ND	1	0.004	mg/Kg	10/13/10	GH
Endrin Ketone	ND	1	0.005	mg/Kg	10/13/10	GH
Heptachlor	ND	1	0.004	mg/Kg	10/13/10	GH
Heptachlor epoxide	ND	1	0.003	mg/Kg	10/13/10	GH
Lindane	ND	1	0.003	mg/Kg	10/13/10	GH
Methoxychlor	ND	1	0.025	mg/Kg	10/13/10	GH
Toxaphene	ND	1	0.250	mg/Kg	10/13/10	GH

Surrogates

				Units	Control Limits
DCB(Sur2)	66			%	55 - 135
TCMX (Sur1)	93			%	50 - 125

8082 - Polychlorinated Biphenyls (PCBs) by GC

PCB-1016	ND	1	0.03	mg/Kg	10/13/10	GH
PCB-1221	ND	1	0.06	mg/Kg	10/13/10	GH
PCB-1232	ND	1	0.05	mg/Kg	10/13/10	GH
PCB-1242	ND	1	0.05	mg/Kg	10/13/10	GH
PCB-1248	ND	1	0.08	mg/Kg	10/13/10	GH
PCB-1254	ND	1	0.03	mg/Kg	10/13/10	GH
PCB-1260	ND	1	0.03	mg/Kg	10/13/10	GH
PCB-1262	ND	1	0.03	mg/Kg	10/13/10	GH
PCB-1268	ND	1	0.03	mg/Kg	10/13/10	GH

Surrogates

				Units	Control Limits
DCB(Sur)	91			%	50 - 135

8260B Volatile Organic Compounds

1,1,1,2-Tetrachloroethane	ND	1	5	ug/Kg	10/12/10	NZ
1,1,1-Trichloroethane	ND	1	5	ug/Kg	10/12/10	NZ

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117041

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: SP4

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
8260B Volatile Organic Compounds					
1,1,2,2-Tetrachloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1,2-Trichloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1,2-Trichlorotrifluoroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1-Dichloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,1-Dichloroethene	ND	1	5	ug/Kg	10/12/10 NZ
1,1-Dichloropropene	ND	1	5	ug/Kg	10/12/10 NZ
1,2,3-Trichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2,3-Trichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,2,4-Trichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2,4-Trimethylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dibromo-3-chloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dibromoethane	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dichloroethane	ND	1	5	ug/Kg	10/12/10 NZ
1,2-Dichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,3,5-Trimethylbenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,3-Dichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
1,3-Dichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
1,4-Dichlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
2,2-Dichloropropane	ND	1	5	ug/Kg	10/12/10 NZ
2-Butanone (MEK)	ND	1	100	ug/Kg	10/12/10 NZ
2-Chloroethyl vinyl ether	ND	1	5	ug/Kg	10/12/10 NZ
2-Chlorotoluene	ND	1	5	ug/Kg	10/12/10 NZ
4-Chlorotoluene	ND	1	5	ug/Kg	10/12/10 NZ
4-Methyl -2- Pentanone (MIBK)	ND	1	5	ug/Kg	10/12/10 NZ
Acetone	ND	1	50	ug/Kg	10/12/10 NZ
Allyl chloride	ND	1	5	ug/Kg	10/12/10 NZ
Benzene	ND	1	5	ug/Kg	10/12/10 NZ
Bromobenzene	ND	1	5	ug/Kg	10/12/10 NZ
Bromochloromethane	ND	1	5	ug/Kg	10/12/10 NZ
Bromodichloromethane	ND	1	5	ug/Kg	10/12/10 NZ
Bromoform	ND	1	5	ug/Kg	10/12/10 NZ
Bromomethane	ND	1	5	ug/Kg	10/12/10 NZ
Carbon tetrachloride	ND	1	5	ug/Kg	10/12/10 NZ
Chlorobenzene	ND	1	5	ug/Kg	10/12/10 NZ
Chloroethane	ND	1	5	ug/Kg	10/12/10 NZ
Chloroform	ND	1	5	ug/Kg	10/12/10 NZ
Chloromethane	ND	1	5	ug/Kg	10/12/10 NZ
cis-1,2-Dichloroethene	ND	1	5	ug/Kg	10/12/10 NZ

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117041

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: SP4

Date Sampled: 10/07/2010

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
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8260B Volatile Organic Compounds

cis-1,3-Dichloropropene	ND	1	5	ug/Kg	10/12/10	NZ
cis-1,4-Dichloro-2-butene	ND	1	5	ug/Kg	10/12/10	NZ
Dibromochloromethane	ND	1	5	ug/Kg	10/12/10	NZ
Dibromomethane	ND	1	5	ug/Kg	10/12/10	NZ
Dichlorodifluoromethane	ND	1	5	ug/Kg	10/12/10	NZ
Ethyl benzene	ND	1	5	ug/Kg	10/12/10	NZ
Hexachlorobutadiene	ND	1	5	ug/Kg	10/12/10	NZ
Isopropylbenzene (Cumene)	ND	1	5	ug/Kg	10/12/10	NZ
m and p-Xylene	ND	1	5	ug/Kg	10/12/10	NZ
Methyl-tert-butylether (MTBE)	ND	1	5	ug/Kg	10/12/10	NZ
Methylene chloride	ND	1	5	ug/Kg	10/12/10	NZ
n-Butylbenzene	ND	1	5	ug/Kg	10/12/10	NZ
n-Propylbenzene	ND	1	5	ug/Kg	10/12/10	NZ
Naphthalene	ND	1	5	ug/Kg	10/12/10	NZ
o-Xylene	ND	1	5	ug/Kg	10/12/10	NZ
p-Isopropyltoluene	ND	1	5	ug/Kg	10/12/10	NZ
sec-Butylbenzene	ND	1	5	ug/Kg	10/12/10	NZ
Styrene	ND	1	5	ug/Kg	10/12/10	NZ
tert-Butylbenzene	ND	1	5	ug/Kg	10/12/10	NZ
Tetrachloroethene	ND	1	5	ug/Kg	10/12/10	NZ
Toluene	ND	1	5	ug/Kg	10/12/10	NZ
trans-1,2-Dichloroethene	ND	1	5	ug/Kg	10/12/10	NZ
trans-1,3-Dichloropropene	ND	1	5	ug/Kg	10/12/10	NZ
trans-1,4-Dichloro-2-butene	ND	1	5	ug/Kg	10/12/10	NZ
Trichloroethene	ND	1	5	ug/Kg	10/12/10	NZ
Trichlorofluoromethane	ND	1	5	ug/Kg	10/12/10	NZ
Vinyl chloride	ND	1	5	ug/Kg	10/12/10	NZ
Xylenes, total	ND	1	5	ug/Kg	10/12/10	NZ
Di-isopropyl ether (DIPE)	ND	1	2.0	ug/Kg	10/12/10	NZ
Ethyl-tertbutylether (ETBE)	ND	1	2.0	ug/Kg	10/12/10	NZ
Tert-amylmethylether (TAME)	ND	1	2.0	ug/Kg	10/12/10	NZ
Tertiary butyl alcohol (TBA)	ND	1	10	ug/Kg	10/12/10	NZ

Surrogates

		Units	Control Limits
Surr1 - Dibromofluoromethane	98	%	70 - 135
Surr2 - 1,2-Dichloroethane-d4	101	%	70 - 135
Surr3 - Toluene-d8	108	%	70 - 135
Surr4 - p-Bromofluorobenzene	107	%	70 - 135

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117042

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: Laboratory Method Blank

Date Sampled:

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
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6010B ICP CAM Metals Only (W/S/W)

Antimony	ND	1	3.00	mg/Kg	10/13/10	KN
Arsenic	ND	1	1.00	mg/Kg	10/13/10	KN
Barium	ND	1	1.00	mg/Kg	10/13/10	KN
Beryllium	ND	1	0.50	mg/Kg	10/13/10	KN
Cadmium	ND	1	0.50	mg/Kg	10/13/10	KN
Chromium	ND	1	1.00	mg/Kg	10/13/10	KN
Cobalt	ND	1	0.50	mg/Kg	10/13/10	KN
Copper	ND	1	1.00	mg/Kg	10/13/10	KN
Lead	ND	1	0.50	mg/Kg	10/13/10	KN
Molybdenum	ND	1	1.00	mg/Kg	10/13/10	KN
Nickel	ND	1	1.50	mg/Kg	10/13/10	KN
Selenium	ND	1	1.00	mg/Kg	10/13/10	KN
Silver	ND	1	0.50	mg/Kg	10/13/10	KN
Thallium	ND	1	1.00	mg/Kg	10/13/10	KN
Vanadium	ND	1	0.50	mg/Kg	10/13/10	KN
Zinc	ND	1	5.00	mg/Kg	10/13/10	KN

7471A Mercury in Solid/Wipe

Mercury	ND	1	0.14	mg/Kg	10/13/10	MDJ
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8015B Carbon Chain I

C06 - C10	ND	1	3	mg/Kg	10/12/10	AF
C10 - C22	ND	1	3	mg/Kg	10/12/10	AF
C22 - C36	ND	1	5	mg/Kg	10/12/10	AF

Surrogates

				Units	Control Limits
Triacontane (Sur)	86			%	60 - 140

8081A - Organochlorine Pesticides by GC

4,4-DDD	ND	1	0.005	mg/Kg	10/13/10	GH
4,4-DDE	ND	1	0.004	mg/Kg	10/13/10	GH
4,4-DDT	ND	1	0.005	mg/Kg	10/13/10	GH
Aldrin	ND	1	0.004	mg/Kg	10/13/10	GH
Alpha BHC	ND	1	0.002	mg/Kg	10/13/10	GH

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117042

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: Laboratory Method Blank

Date Sampled:

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
8081A - Organochlorine Pesticides by GC					
Beta BHC	ND	1	0.003	mg/Kg	10/13/10 GH
Chlordane	ND	1	0.025	mg/Kg	10/13/10 GH
Delta BHC	ND	1	0.005	mg/Kg	10/13/10 GH
Dieldrin	ND	1	0.003	mg/Kg	10/13/10 GH
Endosulfan I	ND	1	0.004	mg/Kg	10/13/10 GH
Endosulfan II	ND	1	0.004	mg/Kg	10/13/10 GH
Endosulfan sulfate	ND	1	0.004	mg/Kg	10/13/10 GH
Endrin	ND	1	0.004	mg/Kg	10/13/10 GH
Endrin aldehyde	ND	1	0.004	mg/Kg	10/13/10 GH
Endrin Ketone	ND	1	0.005	mg/Kg	10/13/10 GH
Heptachlor	ND	1	0.004	mg/Kg	10/13/10 GH
Heptachlor epoxide	ND	1	0.003	mg/Kg	10/13/10 GH
Lindane	ND	1	0.003	mg/Kg	10/13/10 GH
Methoxychlor	ND	1	0.025	mg/Kg	10/13/10 GH
Toxaphene	ND	1	0.250	mg/Kg	10/13/10 GH

Surrogates**Units Control Limits**

DCB(Sur2)	105	%	55 - 135
TCMX (Sur1)	92	%	50 - 125

8082 - Polychlorinated Biphenyls (PCBs) by GC

PCB-1016	ND	1	0.03	mg/Kg	10/13/10 GH
PCB-1221	ND	1	0.06	mg/Kg	10/13/10 GH
PCB-1232	ND	1	0.05	mg/Kg	10/13/10 GH
PCB-1242	ND	1	0.05	mg/Kg	10/13/10 GH
PCB-1248	ND	1	0.08	mg/Kg	10/13/10 GH
PCB-1254	ND	1	0.03	mg/Kg	10/13/10 GH
PCB-1260	ND	1	0.03	mg/Kg	10/13/10 GH
PCB-1262	ND	1	0.03	mg/Kg	10/13/10 GH
PCB-1268	ND	1	0.03	mg/Kg	10/13/10 GH

Surrogates**Units Control Limits**

DCB(Sur)	100	%	50 - 135
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8260B Volatile Organic Compounds

1,1,1,2-Tetrachloroethane	ND	1	5	ug/Kg	10/11/10 NZ
1,1,1-Trichloroethane	ND	1	5	ug/Kg	10/11/10 NZ

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117042

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: Laboratory Method Blank

Date Sampled:

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
8260B Volatile Organic Compounds					
1,1,2,2-Tetrachloroethane	ND	1	5	ug/Kg	10/11/10 NZ
1,1,2-Trichloroethane	ND	1	5	ug/Kg	10/11/10 NZ
1,1,2-Trichlorotrifluoroethane	ND	1	5	ug/Kg	10/11/10 NZ
1,1-Dichloroethane	ND	1	5	ug/Kg	10/11/10 NZ
1,1-Dichloroethene	ND	1	5	ug/Kg	10/11/10 NZ
1,1-Dichloropropene	ND	1	5	ug/Kg	10/11/10 NZ
1,2,3-Trichlorobenzene	ND	1	5	ug/Kg	10/11/10 NZ
1,2,3-Trichloropropane	ND	1	5	ug/Kg	10/11/10 NZ
1,2,4-Trichlorobenzene	ND	1	5	ug/Kg	10/11/10 NZ
1,2,4-Trimethylbenzene	ND	1	5	ug/Kg	10/11/10 NZ
1,2-Dibromo-3-chloropropane	ND	1	5	ug/Kg	10/11/10 NZ
1,2-Dibromoethane	ND	1	5	ug/Kg	10/11/10 NZ
1,2-Dichlorobenzene	ND	1	5	ug/Kg	10/11/10 NZ
1,2-Dichloroethane	ND	1	5	ug/Kg	10/11/10 NZ
1,2-Dichloropropane	ND	1	5	ug/Kg	10/11/10 NZ
1,3,5-Trimethylbenzene	ND	1	5	ug/Kg	10/11/10 NZ
1,3-Dichlorobenzene	ND	1	5	ug/Kg	10/11/10 NZ
1,3-Dichloropropane	ND	1	5	ug/Kg	10/11/10 NZ
1,4-Dichlorobenzene	ND	1	5	ug/Kg	10/11/10 NZ
2,2-Dichloropropane	ND	1	5	ug/Kg	10/11/10 NZ
2-Butanone (MEK)	ND	1	100	ug/Kg	10/11/10 NZ
2-Chloroethyl vinyl ether	ND	1	5	ug/Kg	10/11/10 NZ
2-Chlorotoluene	ND	1	5	ug/Kg	10/11/10 NZ
4-Chlorotoluene	ND	1	5	ug/Kg	10/11/10 NZ
4-Methyl -2- Pentanone (MIBK)	ND	1	5	ug/Kg	10/11/10 NZ
Acetone	ND	1	50	ug/Kg	10/11/10 NZ
Allyl chloride	ND	1	5	ug/Kg	10/11/10 NZ
Benzene	ND	1	5	ug/Kg	10/11/10 NZ
Bromobenzene	ND	1	5	ug/Kg	10/11/10 NZ
Bromochloromethane	ND	1	5	ug/Kg	10/11/10 NZ
Bromodichloromethane	ND	1	5	ug/Kg	10/11/10 NZ
Bromoform	ND	1	5	ug/Kg	10/11/10 NZ
Bromomethane	ND	1	5	ug/Kg	10/11/10 NZ
Carbon tetrachloride	ND	1	5	ug/Kg	10/11/10 NZ
Chlorobenzene	ND	1	5	ug/Kg	10/11/10 NZ
Chloroethane	ND	1	5	ug/Kg	10/11/10 NZ
Chloroform	ND	1	5	ug/Kg	10/11/10 NZ
Chloromethane	ND	1	5	ug/Kg	10/11/10 NZ
cis-1,2-Dichloroethene	ND	1	5	ug/Kg	10/11/10 NZ

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1117042

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: Laboratory Method Blank

Date Sampled:

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
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8260B Volatile Organic Compounds

cis-1,3-Dichloropropene	ND	1	5	ug/Kg	10/11/10	NZ
cis-1,4-Dichloro-2-butene	ND	1	5	ug/Kg	10/11/10	NZ
Dibromochloromethane	ND	1	5	ug/Kg	10/11/10	NZ
Dibromomethane	ND	1	5	ug/Kg	10/11/10	NZ
Dichlorodifluoromethane	ND	1	5	ug/Kg	10/11/10	NZ
Ethyl benzene	ND	1	5	ug/Kg	10/11/10	NZ
Hexachlorobutadiene	ND	1	5	ug/Kg	10/11/10	NZ
Isopropylbenzene (Cumene)	ND	1	5	ug/Kg	10/11/10	NZ
m and p-Xylene	ND	1	5	ug/Kg	10/11/10	NZ
Methyl-tert-butylether (MTBE)	ND	1	5	ug/Kg	10/11/10	NZ
Methylene chloride	ND	1	5	ug/Kg	10/11/10	NZ
n-Butylbenzene	ND	1	5	ug/Kg	10/11/10	NZ
n-Propylbenzene	ND	1	5	ug/Kg	10/11/10	NZ
Naphthalene	ND	1	5	ug/Kg	10/11/10	NZ
o-Xylene	ND	1	5	ug/Kg	10/11/10	NZ
p-Isopropyltoluene	ND	1	5	ug/Kg	10/11/10	NZ
sec-Butylbenzene	ND	1	5	ug/Kg	10/11/10	NZ
Styrene	ND	1	5	ug/Kg	10/11/10	NZ
tert-Butylbenzene	ND	1	5	ug/Kg	10/11/10	NZ
Tetrachloroethene	ND	1	5	ug/Kg	10/11/10	NZ
Toluene	ND	1	5	ug/Kg	10/11/10	NZ
trans-1,2-Dichloroethene	ND	1	5	ug/Kg	10/11/10	NZ
trans-1,3-Dichloropropene	ND	1	5	ug/Kg	10/11/10	NZ
trans-1,4-Dichloro-2-butene	ND	1	5	ug/Kg	10/11/10	NZ
Trichloroethene	ND	1	5	ug/Kg	10/11/10	NZ
Trichlorofluoromethane	ND	1	5	ug/Kg	10/11/10	NZ
Vinyl chloride	ND	1	5	ug/Kg	10/11/10	NZ
Xylenes, total	ND	1	5	ug/Kg	10/11/10	NZ
Di-isopropyl ether (DIPE)	ND	1	2.0	ug/Kg	10/11/10	NZ
Ethyl-tertbutylether (ETBE)	ND	1	2.0	ug/Kg	10/11/10	NZ
Tert-amylmethylether (TAME)	ND	1	2.0	ug/Kg	10/11/10	NZ
Tertiary butyl alcohol (TBA)	ND	1	10	ug/Kg	10/11/10	NZ

Surrogates

		Units	Control Limits
Surr1 - Dibromofluoromethane	105	%	70 - 135
Surr2 - 1,2-Dichloroethane-d4	102	%	70 - 135
Surr3 - Toluene-d8	102	%	70 - 135
Surr4 - p-Bromofluorobenzene	102	%	70 - 135

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



ASSOCIATED LABORATORIES
QA REPORT FORM - METHOD 6010

QC Sample: 263005-1117029

H# 101210 SO1

Matrix: SOLID

Prep. Date: October 12, 2010

Analysis Date: October 13, 2010

Lab ID#'s in Batch: 263005, 263003, 263119, 263148, 262950

Reporting Units = mg/Kg

MATRIX SPIKE / MATRIX SPIKE DUPLICATE RESULT

Test	Sample Result	Spike Added	Matrix Spike	Matrix Spike Dup	%Rec MS	%Rec MSD	% RPD
As	5.600	95.0	85.00	83.40	84	82	2
Se	ND	95.0	85.00	79.50	89	84	7
Tl	ND	95.0	84.00	81.30	88	86	3
Pb	4.800	95.0	88.00	86.20	88	86	2
Sb	ND	95.0	82.00	86.10	86	91	5
Ba	124.000	95.0	213.00	216.00	94	97	1
Be	0.600	95.0	89.00	89.80	93	94	1
Cd	0.640	95.0	84.00	84.80	88	89	1
Cr	17.500	95.0	107.00	108.00	94	95	1
Co	9.900	95.0	91.00	89.70	85	84	1
Cu	14.100	95.0	96.00	97.30	86	88	1
Mo	ND	95.0	84.00	83.30	88	88	1
Ni	15.400	95.0	98.00	96.70	87	86	1
Ag	ND	48.0	41.00	50.30	85	105	20
V	34.000	95.0	121.00	122.00	92	93	1
Zn	45.000	95.0	126.00	129.00	85	88	2
B	33.000	95.0	116.00	119.00	87	91	3
K*	2680.000	1905.0	5440.00	5850.00	145	166	7

* = Outside QC Limits, Due to Matrix Interference

If Sample Result > 4 Times Spike Added, Then "NC"

<p>% REC LIMITS = 75 -125 RPD LIMITS = 20</p>

ASSOCIATED LABORATORIES
LCS REPORT FORM - METHOD 6010

LCS RECOVERY / METHOD BLANK

Test	LCS Result	True Value	LCS %Rec	QC Limit %REC	Method Blank
Ag	97.00	100	97	80-120	< 0.5
As	199.00	200	100	80-120	< 1
B	187.00	200	94	80-120	< 5
Ba	201.00	200	101	80-120	< 1
Be	197.00	200	99	80-120	< 0.5
Cd	197.00	200	99	80-120	< 0.5
Co	195.00	200	98	80-120	< 0.5
Cr	200.00	200	100	80-120	< 1
Cu	191.00	200	96	80-120	< 1
Mo	184.00	200	92	80-120	< 1
Ni	196.00	200	98	80-120	< 1.5
Pb	193.00	200	97	80-120	< 0.5
Sb	184.00	200	92	80-120	< 3
Se	195.00	200	98	80-120	< 1
Tl	203.00	200	102	80-120	< 1
V	196.00	200	98	80-120	< 0.5
Zn	196.00	200	98	80-120	< 5
K	2080.00	2000	104	80-120	< 150

**ASSOCIATED LABORATORIES
QA REPORT FORM**

QC Sample: 263005-1117038

Matrix: SOIL

Prep. Date: October 13, 2010

Analysis Date: October 13, 2010

Lab ID#'s in Batch: 263005, 263003, 262917, 263119, 262916

MATRIX SPIKE / MATRIX SPIKE DUPLICATE RESULT

Reporting Units = mg/Kg

Test	Method	Sample Result	Spike Added	Matrix Spike	Matrix Spike Dup	%Rec MS	%Rec MSD	RPD
MERCURY	7471	ND	0.82	0.85	0.84	104	102	1

RPD = Relative Percent Difference of Matrix Spike and Matrix Spike Duplicate
%REC-MS & MSD = Percent Recovery of Matrix Spike & Matrix Spike Duplicate

%REC LIMIT: 75-125

RPD LIMITS = 20

PREPARATION BLANK / LAB CONTROL SAMPLE RESULTS

PREP BLK	LCS				
Value	Result	True	%Rec	L.Limit	H.Limit
ND	0.85	0.75	113	80%	120%

Value = Preparation Blank Value; ND = Not-Detected
LCS Result = Lab Control Sample Result
True = True Value of LCS
L.Limit / H.Limit = LCS Control Limits

**ASSOCIATED LABORATORIES
QA REPORT FORM**

QC Sample: 263003-250-ms,msd

Matrix: SOLID

Extraction Method 3545

Prep. Date: October 12, 2010

Analysis Date: October 12, 2010

Lab ID#'s In Batch: 263003, 263005, 263119, 263116, 263147

Reporting Units = mg/Kg

MATRIX SPIKE / MATRIX SPIKE DUPLICATE RESULT

Test	Method	Sample Result	Spike Added	Matrix Spike	Matrix Spike Dup	%Rec MS	%Rec MSD	RPD	QC Limits	
									RPD	%REC
DIESEL	8015D	ND	25.0	17.7	18.4	71	74	4	30	70-130

* = Outside QC Limits

LAB CONTROLLED SPIKE / LAB CONTROLLED DUPLICATE RESULT

Test	Method	Method Blank	Spike Added	LCS Spike	%Rec LCS	QC Limits	
						RPD	%REC
DIESEL	8015D	ND	25.0	23.9	96	30	70-130

SURROGATE RECOVERY

Sample No.	n-triacontane-d62
QC Limit	60-140
MS	64
MSD	87
Method Blank	86
LCS	118

ASSOCIATED LABORATORIES

QA / QC EPA Methods 8260 - GCMS # 4

QC Sample ID: 263003-006
 QC Batch ID: 8260MS#4-1011S
 Prep Method: 5035
 Date Prepared: October 11, 2010
 Date Analyzed: 10/11/2010 - 10/12/2010
 Sample Matrix: Solid
 Units: µg/Kg

Lab ID#'s in Batch: 263003, 262396, 262967, 263027, 263005

Compound	Sample Conc.	Spike Added	Spike Res	Dup Res	Spike % Rec	Dup % Rec	RPD	QC RPD	Limits % Rec
1,1-Dichloroethene	0.00	50.0	46.2	50.6	92	101	9	22	59 - 172
MTBE	0.00	50.0	39.1	41.9	78	84	7	24	62 - 137
Benzene	0.00	50.0	42.0	44.7	84	89	6	24	62 - 137
Trichloroethene	0.00	50.0	45.0	45.9	90	92	2	21	66 - 142
Toluene	0.00	50.0	44.3	46.1	89	92	4	21	59 - 139
Chlorobenzene	0.00	50.0	42.7	42.9	85	86	0	21	60 - 133

Sample ID: LCS

Compound	Spike Added	Spike Res	Spike % Rec	Limits % Rec
1,1-Dichloroethene	50.0	58.6	117	59 - 172
MTBE	50.0	52.7	105	62 - 137
Benzene	50.0	51.7	103	62 - 137
Trichloroethene	50.0	47.6	95	66 - 142
Toluene	50.0	47.4	95	59 - 139
Chlorobenzene	50.0	45.3	91	60 - 133

*=Outside QC limits due to high concentration in sample

If Sample Result > 4 times Spike Added, then "NC"

Surrogate Recovery

Compound	MB 1 % Rec	MB 2 % Rec		MS % Rec	MSD % Rec		LCS % Rec	Limits % Rec
Dibromofluoromethane	105	96		97	98		101	70 - 135
1,2-Dichloroethane-d4	102	99		99	100		101	70 - 135
Toluene-d8	102	109		104	105		95	70 - 135
p-Bromofluorobenzene	102	119		115	109		101	70 - 135

ASSOCIATED LABORATORIES

QA REPORT FORM

Determinative Method : EPA 8081

Preparative Method: EPA 3545

QC Sample: 263005-1117016

Matrix: SOLID

Analysis Date: 10/13/2010

Batch Date: 10/12/2010 (pest-101210s)

Applies to: LR 263005 & LR 263116

MATRIX SPIKE / MATRIX SPIKE DUPLICATE RESULTS

REPORTING UNITS = mg/Kg

Test	Sample Result	Spike Added	Spike Recovered		% Rec		RPD	QC Limits	
			MS	MSD	MS	MSD		RPD	% Rec
gamma-BHC (Lindane)	ND	0.100	0.098	0.100	98	100	2	35	50-135
Heptachlor	ND	0.100	0.106	0.107	106	107	1	35	50-135
Aldrin	ND	0.100	0.087	0.088	87	88	1	35	50-135
Dieldrin	ND	0.100	0.106	0.109	106	109	2	35	50-135
Endrin	ND	0.100	0.104	0.105	104	105	1	35	50-135
DDT	ND	0.100	0.103	0.106	103	106	3	35	50-135

* *Outside Control Limits due to matrix interference*

ND = Not Detected

% Rec - MS & MSD = Percent Recovery from Matrix Spike & Matrix Spike Duplicate

RPD = Relative Percent Difference of Matrix Spike and Matrix Spike Duplicate recoveries

LAB CONTROL SPIKE RECOVERY / METHOD BLANK

REPORTING UNITS = mg/Kg

Test	Spike Added	Spike Recovered	% Rec LCS	QC Limits % Rec
gamma-BHC (Lindane)	0.100	0.103	103	55-130
Heptachlor	0.100	0.108	108	55-130
Aldrin	0.100	0.090	90	55-130
Dieldrin	0.100	0.107	107	55-130
Endrin	0.100	0.103	103	55-130
DDT	0.100	0.105	105	55-130

% Rec - LCS = Percent Recovery from Lab Control Spike

ASSOCIATED LABORATORIES

QA REPORT FORM

Determinative Method : EPA 8082

Preparative Method: EPA 3545

QC Sample: 263005-1117038

Matrix: SOLID

Analysis Date: 10/13/2010

Batch Date: 10/12/2010 (pcb-101210s)

Applies to: LR 263005

MATRIX SPIKE / MATRIX SPIKE DUPLICATE RESULTS

REPORTING UNITS = mg/Kg

Test	Sample Result	Spike Added	Spike Recovered		% Rec		RPD	QC Limits	
			MS	MSD	MS	MSD		RPD	% Rec
Aroclor 1260	0.1393	0.500	0.759	0.716	124	115	6	35	50-125

** Outside Control Limits due to matrix interference*

ND = Not Detected

% Rec - MS & MSD = Percent Recovery from Matrix Spike & Matrix Spike Duplicate

RPD = Relative Percent Difference of Matrix Spike and Matrix Spike Duplicate recoveries

N/C - parent sample concentration of non-spiked Aroclor exceeded the linear range of the instrument and made spike calculation not possible.

LAB CONTROL SPIKE RECOVERY / METHOD BLANK

REPORTING UNITS = mg/Kg

Test	Spike Added	Spike Recovered	% Rec LCS	QC Limit
Aroclor 1260	0.500	0.481	96	70-130

Method Blank = All ND

% Rec - LCS = Percent Recovery from Lab Control Spike

Chain of Custody Record

ASSOCIATED LABORATORIES

806 North Batavia • Orange, CA 92868

Phone: (714) 771-6900 • Fax: (714) 538-1209



UR263005

Company RINCON CONSULTANTS						Phone 760-918-9444		A.L. Job No.		Page 1 of 2					
Project Manager G. STULL						Fax 760-918-9449		Analysis Requested				Test Instructions & Comments			
Project Name ORANGE GROVE PARK						Project # 10-29410									
Site Name and Address WESTERN PORTION OF 14505 ORANGE GROVE AVE. HACIENDA HEIGHTS, CA															
Sample ID	Lab ID	Date	Time	Matrix	Container Number/Size	Pres.									
1 B1-0.5'		10-7-10		S	40Z GLASS JAR	ICE	X	X							
2 B1-2'															HOLD
3 B2-0.5'							X	X							
4 B2-2'															HOLD
5 B3-0.5'							X	X							
6 B3-2'															HOLD
7 B4-0.5'							X	X							
8 B4-2'															HOLD
9 B5-0.5'							X	X							
10 B5-2'															HOLD
11 B6-0.5'							X	X							
12 B6-2'															HOLD
13 B6-3'															HOLD
14 B7-0.5'							X	X							
15 B7-2'															HOLD

Sample Receipt - To Be Filled By Laboratory				Relinquished by 1.		Relinquished by 2.		Relinquished by 3.	
Total Number of Containers		Properly Cooled Y/N/NA		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Signature:	
Custody Seals Y/N/NA		Samples Intact Y/N/NA		Printed Name: GREG STULL		Printed Name: ALAN LOPEZ		Printed Name:	
Received in Good Condition Y/N		Samples Accepted Y/N		Date: 10-7-10 Time:		Date: 10-8-10 Time: 4:15		Date: Time:	
Turn Around Time				Received By: 1.		Received By: 2.		Received By: 3.	
<input checked="" type="checkbox"/> Normal		<input type="checkbox"/> Rush		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Signature:	
<input type="checkbox"/> Same Day		<input type="checkbox"/> 48 hrs.		Printed Name: ALAN LOPEZ		Printed Name: JOAN MONTANA		Printed Name:	
<input type="checkbox"/> 24 hrs.		<input type="checkbox"/> 72 hrs.		Date: 10-8-10 Time: 10:10		Date: 10-8-10 Time: 18:00		Date: Time:	

Chain of Custody Record

ASSOCIATED LABORATORIES

806 North Batavia • Orange, CA 92868

Phone: (714) 771-6900 • Fax: (714) 538-1209



UR263005

Company RINCON CONSULTANTS						Phone		A.L. Job No.		Page 2 of 2			
Project Manager						Fax		Analysis Requested				Test Instructions & Comments	
Project Name ORANGE GROVE PARK						Project # 10-29410							
Site Name and Address													
Sample ID	Lab ID	Date	Time	Matrix	Container Number/Size	Pres.	OLEF - 8081A	ARSENIC - 6010B	PCBS - 8082	TEPA - 8015	VOCs - 8260	TOTAL HYDROCARBONS - 6010	
1 B8-0.5'		10-7-10		S	402 GLASS SAR	KE	X	X					
2 B8-2'													HOLD
3 B9-0.5'							X	X					
4 B9-2'													HOLD
5 B10-0.5'							X	X					
6 B10-2'													HOLD
7 B10-3'													HOLD
8 SP1					BRASS SLEEVE		X		X	X	X	X	
9 SP2							X		X	X	X	X	
10 SP3							X		X	X	X	X	
11 SP4							X		X	X	X	X	
12													
13													
14													
15													

Sample Receipt - To Be Filled By Laboratory				Relinquished by 1. Sampler:		Relinquished by 2.		Relinquished by 3.	
Total Number of Containers		Properly Cooled Y/N/NA		Signature:		Signature:		Signature:	
Custody Seals Y/N/NA		Samples Intact Y/N/NA		Printed Name:		Printed Name:		Printed Name:	
Received in Good Condition Y/N		Samples Accepted Y/N		Date:	Time:	Date:	Time:	Date:	Time:
Turn Around Time				Received By: 1.		Received By: 2.		Received By: 3.	
<input checked="" type="checkbox"/> Normal <input type="checkbox"/> Rush <input type="checkbox"/> Same Day <input type="checkbox"/> 48 hrs. <input type="checkbox"/> 24 hrs. <input type="checkbox"/> 72 hrs.				Signature:		Signature:		Signature:	
				Printed Name:		Printed Name:		Printed Name:	
				Date:		Date:		Date:	
				Time:		Time:		Time:	

**ASSOCIATED LABORATORIES**

806 North Batavia - Orange, California 92868 - 714-771-6900

FAX 714-538-1209

SAMPLE ACCEPTANCE CHECKLIST**Section 1**Client: RinconProject: # 10-29410 OrangeDate Received: 10-8-10Sampler's Name: Yes No GraveSample(s) received in cooler: Yes

No (Skip Section 2)

Park

Shipping Information: _____

Section 2Was the cooler packed with: ✓ Ice Ice Packs Bubble Wrap Styrofoam
 Paper None Other _____Cooler or box temperature: 2.0

(Acceptance range is 2 to 6 Deg. C.)

Section 3	YES	NO	N/A
Was a COC received?	✓		
Is it properly completed? (IDs, sampling date and time, signature, test)	✓		
Were custody seals present?		✓	
If Yes - were they intact?	✓		
Were all samples sealed in plastic bags?	✓		
Did all samples arrive intact? If no, indicate below.	✓		
Did all bottle labels agree with COC? (ID, dates and times)	✓		
Were correct containers used for the tests required?	✓		
Was a sufficient amount of sample sent for tests indicated?	✓		
Was there headspace in VOA vials?			✓
Were the containers labeled with correct preservatives?			✓
Was total residual chlorine measured (Fish Bioassay samples only)? *			✓

*: If the answer is no, please inform Fish Bioassay Dept. immediately.

Section 4

Explanations/Comments

Section 5Was Project Manager notified of discrepancies: Y / N N/ACompleted By: [Signature]Date: 10-8-10

September 2, 2010
Project 10-29410

Donald Dean
Community Development Commission of the County of Los Angeles
Economic/Redevelopment Division
2 Coral Circle
Monterey Park, CA 91755

**Environmental Document Review - Puente Hills Landfill
Adjacent to the West of Orange Grove Park in Hacienda Heights
Los Angeles County, California**

Dear Mr. Dean:

This letter summarizes the findings of our review of environmental documents for the Puente Hills Landfill site which is located adjacent to the west of Orange Grove Park in Hacienda Heights, California (Figure 1, Site and Vicinity Map).

Rincon Consultants conducted a Phase I ESA for the Orange Grove Park site in March 2010 (draft report dated August 11, 2010). The Phase I ESA indicated the following regarding the adjacent Puente Hills Landfill (west of the Orange Grove Park site):

- The presence of a waste disposal landfill adjacent to the west of the site is a suspect environmental condition. Contaminants originating from the landfill could be affecting soil, soil gas and/or groundwater beneath and beyond the landfill. According to documents reviewed on the Los Angeles County Sanitation District website during the preparation of the Phase I ESA, a 2,000-foot horizontal set back from the disposal of refuse on the landfill property to the subject property and other adjacent residences is maintained. In addition, a landfill gas collection system including vertical gas wells and horizontal gas trenches are present in the fill areas of the landfill. The Phase I ESA recommended that files for the landfill site be reviewed to determine if assessment of soil and/or groundwater has been conducted on the portion of the landfill site located adjacent to the subject property.

Following is a summary of our review of the Puente Hills Landfill files.

DOCUMENT REVIEW

Based on the findings of the Phase I ESA, we reviewed documents pertaining to the Puente Hills Landfill on the Sanitation Districts of Los Angeles County website and also documents maintained by the State Water Resources Control Board (SWRCB) on their online GeoTracker website. The GeoTracker website provides information on sites under the regulatory oversight of the Regional Water Quality Control Boards (RWQCBs).

Current Regulatory Status

Based on our review of the Draft Environmental Impact Report (EIR) for the Continued Operation of the Puente Hills Landfill dated June 2001 located on the Sanitation Districts website, the permitted landfill operation area boundary is located about 1,800 feet from the subject property. However, the portion of the fill area that is located closest to the subject property (referred to as the Eastern Canyon area) is about 2,000 feet from the subject property. Figure 1 shows the boundaries of the Puente Hills Landfill. The Main Canyon of the landfill is located about 4,500 feet west of the subject property, and a smaller canyon referred to as Canyon 9 is located about 4,000 feet northwest of the subject property. The County Sanitation Districts of Los Angeles County (Sanitation Districts) operates the landfill. The 2001 EIR was performed to extend the life of the landfill through approximately the year 2013 to meet the need for disposal capacity and recycling in Los Angeles County.

Water quality protection at municipal solid waste landfill sites is governed by both federal and state regulations. At the federal level, the Water Pollution Control Act (also referred to as the Clean Water Act) requires surface water quality protection, and the Hazardous and Solid Waste Amendments to the Resource Conservation and Recovery Act require groundwater quality protection. Regulations are promulgated by the United States Environmental Protection Agency (EPA) in Title 40 CFR. At the state level, water quality protection is specified in the Porter-Cologne Water Quality Control Act. Regulations implementing both surface water and groundwater quality protection are contained in Title 27 California Code of Regulations (CCR-1997). The California State Water Resources Control Board (SWRCB) has designated responsibility for oversight of the implementation of these regulations to the nine RWQCBs within the state. The Puente Hills Landfill is under the oversight of the Los Angeles RWQCB.

According to the documents reviewed, the portion of the landfill that is located closest to the subject property is the Eastern Canyon area. The following information summarizes the protection systems that are in place in the Eastern Canyon area of the landfill. The purpose of the protection systems is to protect the soil and groundwater beneath and adjacent to the landfill.

Composite Liner System

Prior to filling of the Eastern Canyon area, a composite liner system was installed in the canyon. The purpose of the composite liner system is to prevent the migration of any liquid from the solid waste or movement of landfill gas into the soil beneath the solid waste fill areas. The two main features of a composite liner system are a synthetic flexible membrane component overlaying a compacted clay soil component. The Eastern Canyon liner system has a two foot thick layer of compacted clay beneath an 80-millimeter high density polyethylene (HDPE) geomembrane. Above the geomembrane is a liquid collection and removal system (LCRS). Five feet below the clay liner is an underdrain system designed to relieve any hydrostatic pressure caused by a potential rise in groundwater level.

Landfill Gas Collection System

A landfill gas collection system is installed and in use at the Puente Hills Landfill. Landfill gas is a natural product of solid waste decomposition in a sanitary landfill. Landfill gas consists primarily of methane and carbon dioxide, but it also contains volatile organic compounds (VOCs) that, if not collected, may dissolve into groundwater, potentially contaminating the groundwater. To control landfill gas movement and minimize its contact with groundwater, the Sanitation Districts has installed an extensive landfill gas collection system at the Puente Hills Landfill. As of the date of the 2001 EIR, the landfill gas collection system consisted of over 750 vertical gas collection wells installed on the slopes and more than 25 miles of horizontal gas collection trenches constructed throughout the interior of the landfill. This network of vertical and horizontal collection pipes is continuously under vacuum to collect landfill gas from within the solid waste fill. Installation of the landfill gas collection system began in the early 1980s. Approximately 25,000 standard cubic feet per minute of landfill gas is collected and conveyed through a network of large pipelines to a gas-to-energy facility. The overall design objective of the landfill gas collection system is to apply sufficient vacuum so that gas is drawn from the solid waste into the collection system and is not allowed to escape into the atmosphere or migrate laterally offsite. Landfill gas monitoring required by state and local agencies is conducted by the Sanitation Districts.

Groundwater Protection System

The groundwater protection systems currently installed in the Eastern Canyon area includes Barriers 4 and 5 (comprised of cement and bentonite) with groundwater extraction systems and a composite liner system (described above). The purpose of the subsurface barriers and extraction systems is to mitigate the potential for any landfill affected groundwater to migrate offsite. Before landfilling activities commenced in the Eastern Canyons, the Sanitation Districts installed subsurface Barrier 4 in Canyons 3 and 4. As landfill development advanced to the south, subsurface Barrier 5 was installed in Canyon 5. Subsurface Barrier 4 was installed in 1995 and Barrier 5 was installed in late 1998. The barriers were designed and installed at least five feet into unweathered bedrock. Three

groundwater extraction wells were installed upgradient of Barrier 4 and two groundwater extraction wells were installed upgradient of Barrier 5.

According to the Puente hills Landfill 2009 Water Quality Monitoring and Corrective Action Progress Report, the extraction wells are designed to have overlapping zones of influence in areas where potential migration pathways have been identified and are operated to create hydraulic depressions. The passive barriers and active extraction wells form groundwater containment features that effectively control offsite migration of groundwater. Groundwater monitoring wells have been installed downgradient of each barrier to monitor groundwater quality and are further described in the groundwater Monitoring System section below.

Groundwater Monitoring System

According to the 2009 Water Quality Monitoring and Corrective Action Progress Report, the Sanitation Districts monitor groundwater from 29 wells as part of the water monitoring activities at the Puente Hills Landfill. Four wells (M41A, M42A, M43A, and M47B) are in the Barrier 4 area; and two wells (M51A and M52B) are in the Barrier 5 area located east of the Eastern Canyon area (northwest and west of the Orange Grove Park site). The Sanitation Districts began monitoring of the Barrier 4 groundwater monitoring wells in 1995 and Barrier 5 groundwater monitoring wells in 1999. Quarterly groundwater monitoring is performed.

During 3rd and 4th Quarters 2009, groundwater was encountered in the Barrier 4 groundwater monitoring wells between about 25 and 45 feet below grade and in the Barrier 5 groundwater monitoring wells between about 15 and 35 feet below grade. This is consistent with previous monitoring events. Groundwater flow direction in the vicinity of the Eastern Canyon flows to the east (mimicking surface topography, moving through bedrock units from the elevated ridges toward the axes of the canyons).

According to the Water Quality Monitoring Reports for 2005 through 2009 reviewed on GeoTracker, VOCs have not been detected in any of the Barrier 4 or Barrier 5 groundwater monitoring wells from 2005 through 2009. In addition, the 2005 monitoring report indicates this is consistent with past monitoring results indicating that VOCs have not been detected in the Barrier 4 and Barrier 5 monitoring wells since groundwater monitoring began in 1995, 1997 and 1999.

CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of this document review, the operation of the Puente Hills Landfill is not expected to be adversely affecting the soil or groundwater beneath the subject property for the following reasons:

- A 2,000-foot horizontal set back from the disposal of refuse on the landfill property to the subject property and other adjacent residences is maintained.
- The Eastern Canyon (nearest area of the landfill to the Orange Grove Park property) is equipped with a composite liner system and a liquid collection and removal system.
- A landfill gas collection system including vertical gas wells and horizontal gas trenches are present in the fill areas of the landfill.
- A groundwater protection system is installed in the Eastern Canyons including Barriers 4 and 5 (comprised of cement and bentonite) and groundwater extraction wells.
- VOCs have not been detected in groundwater samples collected from the groundwater monitoring wells located downgradient of the Eastern Canyon Barriers.

Based on the findings of this document review, further assessment for VOCs of soil, soil gas or groundwater beneath the western portion of the Orange Grove Park site does not appear to be warranted at this time.

LIMITATIONS

This document review has been conducted for and is intended for the exclusive use of the County of Los Angeles Community Development Commission. The contents of this document should not be relied upon by any other party without the written consent of Rincon Consultants, Inc.

This document review was limited to documents prepared by others and maintained on the Sanitation Districts of Los Angeles County website and also documents maintained online by the SWRCB on their GeoTracker website. The findings and opinions conveyed in this document review are based on our review of the documents maintained by the SWRCB and the Sanitation Districts. This document is not intended as a comprehensive site characterization and should not be construed as such.



Environmental Document Review - Puente Hills Landfill,
Adjacent to the West of Orange Grove Park in Hacienda Heights, Los Angeles County, CA

Thank you for selecting Rincon for this project. If you have any questions regarding this summary letter or if we can be of any future assistance, please contact us.

Sincerely,
RINCON CONSULTANTS, INC.

Sarah A. Larese, REA
Associate Environmental Scientist

Walter Hamann, PG, CEG, REA II
Vice President, Environmental Services



Image source: County of Los Angeles Sanitation Districts, 2001 EIR

0 1,200 2,400
 Scale in Feet



Orange Grove Park Property Line

Site and Vicinity Map

Figure 1




Rincon Consultants





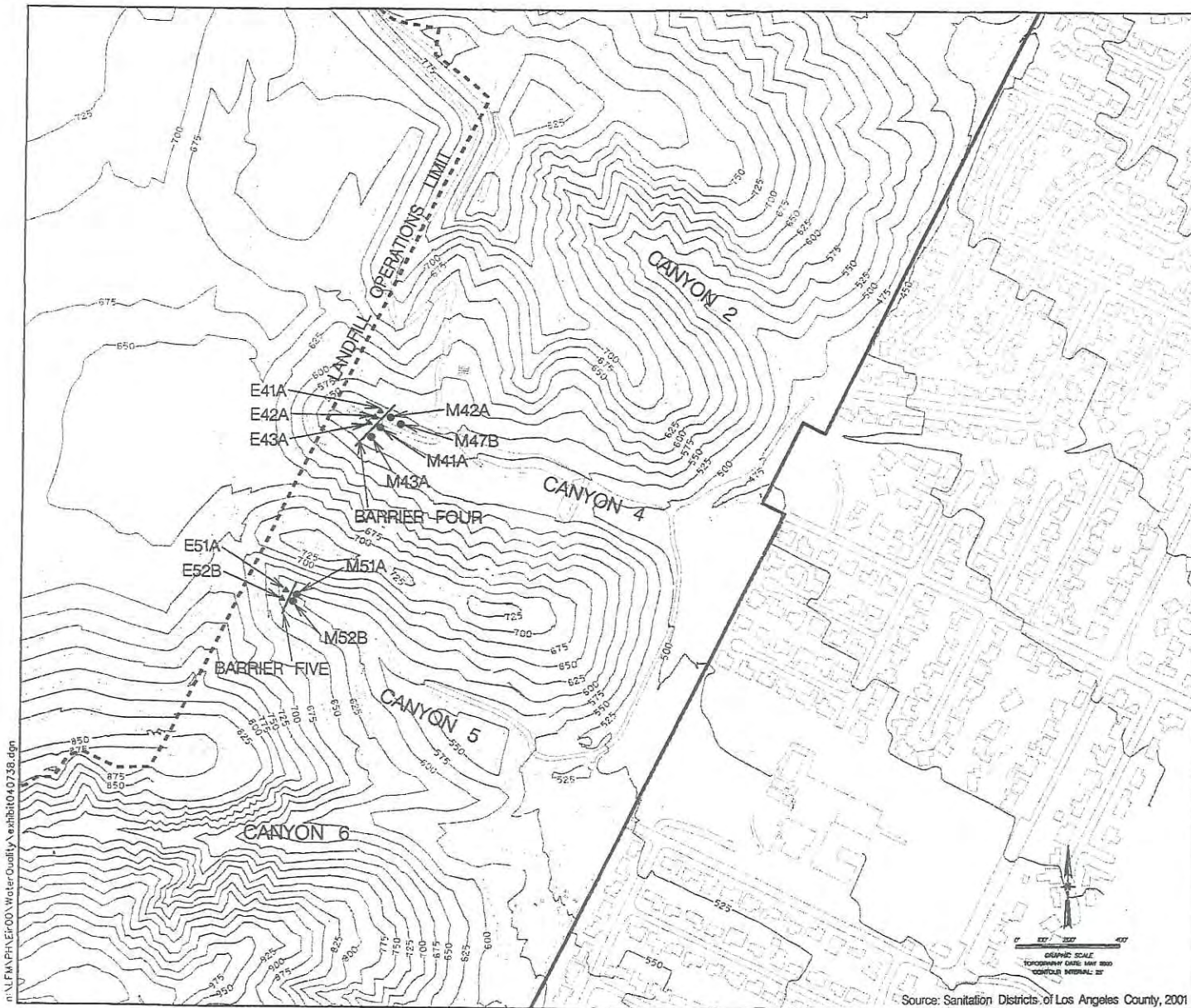
Source: Sanitation Districts of Los Angeles County, 2001

LEGEND




-  PROPERTY LINE
-  IDENTIFIED SITE AREAS
-  FUTURE PUENTE HILLS MATERIALS RECOVERY FACILITY (PREVIOUSLY APPROVED)

Operating Areas at the Puente Hills Landfill

CONTINUED OPERATION OF THE PUENTE HILLS LANDFILL
SANITATION DISTRICTS OF LOS ANGELES COUNTY



LEGEND

-  PROPERTY LINE
-  MONITORING WELL
-  EXTRACTION WELL



Groundwater Quality Monitoring Locations
for the Eastern Canyons Landfill Area

CONTINUED OPERATION ON THE PUENTE HILLS LANDFILL
SANITATION DISTRICTS OF LOS ANGELES COUNTY

Supplemental Phase II Environmental Site Assessment

**Orange Grove Park
Hacienda Heights, California**

Prepared for:

**County of Los Angeles
Community Development Commission**

Prepared by:

**Rincon Consultants, Inc.
January 14, 2011**





Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

January 14, 2011
Project 10-29411

Donald Dean
Community Development Commission of the County of Los Angeles
Economic/Redevelopment Division
2 Coral Circle
Monterey Park, CA 91755

**Supplemental Phase II Environmental Site Assessment
Orange Grove Park Property
Western Portion of 14505 Orange Grove Avenue
Hacienda Heights, California**

Dear Mr. Dean:

This report presents the findings of the Supplemental Phase II Environmental Site Assessment (ESA) conducted by Rincon Consultants at the property identified as Orange Grove Park located on the western portion of the Orange Grove Middle School property located at 14505 Orange Grove Avenue in Hacienda Heights, California. The Supplemental Phase II ESA was performed in accordance with our proposal dated December 17, 2010.

Thank you for selecting Rincon for this project. If you have any questions or if we can be of any future assistance, please contact us.

Sincerely,
RINCON CONSULTANTS, INC.

Gregory N. Stull, REA
Senior Project Manager, Environmental Services

Walter Hamann, PG, CEG, REA II
Vice President, Environmental Services

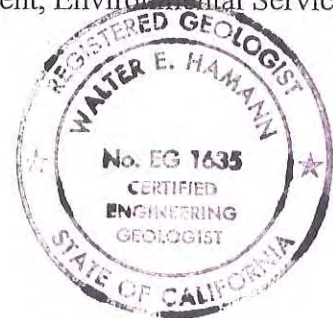


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FIGURES

Figure 1 – Vicinity Map

Figure 2 – Soil Sampling Locations

TABLES

Table 1 – Supplemental Soil Analytical Results –PCBs

APPENDICES

Appendix 1 – Laboratory Analytical Report



EXECUTIVE SUMMARY

This report presents the results of the Supplemental Phase II Environmental Site Assessment (ESA) conducted at the property identified as Orange Grove Park located on the western portion of the Orange Grove Middle School property located at 14505 Orange Grove Avenue in Hacienda Heights, California (Figure 1, Vicinity Map). The subject site is an approximately 5-acre property located north and northeast of the intersection of Orange Grove Avenue and Beech Hill Avenue and west of the developed portion of Orange Grove Middle School.

The purpose of the Supplemental Phase II ESA was to evaluate the potential polychlorinated biphenyl (PCB) concentrations in the remaining soil at the site in the vicinity of the former SP1 stockpile area. Surface and shallow soil samples were collected to determine if PCBs are present at actionable concentrations in the remaining soil at the site.

On October 7, 2010, a hand auger was used to advance ten soil borings (B1 through B10) at various locations on the site. The borings were advanced to depths of two feet below grade. Soil samples were collected from the borings at 0.5 and 2.0 feet below grade. A total of 20 soil samples were collected from the borings. Initially the ten 0.5-foot deep soil samples were analyzed for organochlorine pesticides by EPA Method 8081 and arsenic by EPA Method 6010. The two-foot deep soil samples were held pending results of the shallow surface soil samples.

In addition, on October 7, 2010, a shovel was used to collect soil samples from the onsite stockpiles. The stockpile soil samples (SP1, SP2, SP3 and SP4) were analyzed for the following: organochlorine pesticides by EPA Method 8081A, total petroleum hydrocarbons (TPH) by EPA Method 8015B, volatile organic compounds (VOCs) by EPA Method 8260B, PCBs by EPA Method 8082, and total metals by EPA Method 6010B/7471A. VOCs were not detected in the soil samples collected and analyzed for VOCs during the October 7, 2010 assessment.

The detected concentrations of pesticides, PCBs, and metals were compared to the following screening levels or thresholds: USEPA Regional Screening Levels (SLs) California Human Health Screening Levels (CHHSLs), or Total Threshold Limit Concentrations (TTLC). The detected concentrations of TPH were compared to soil screening levels established by the Los Angeles Regional Water Quality Control Board (RWQCB). Also, none of the levels of pesticides detected exceed their respective SLs, CHHSLs for residential or commercial/industrial soils, or TTLCs. Also, the concentrations of heavy oil range TPH (C₂₃ to C₃₂) detected in the four stockpile samples (ranging from 14 to 122 mg/kg) are well below the Los Angeles RWQCB screening level of 1,000 mg/kg. Further, none of the detected levels of metals exceeded their respective SLs or CHHSLs in residential or commercial/industrial soils, with the exception of arsenic (as more fully described in the project history section of this report).

A concentration of 0.14 mg/kg of the PCB Aroclor 1260 was detected in the stockpile soil sample SP1. The concentration of Aroclor 1260 was compared to its SLs, CHHSLs and TTLCs. The concentration of Aroclor 1260 detected in the stockpile soil sample SP1 did not exceed its SLs for residential or commercial/industrial soils, CHHSL for commercial/industrial soils or its TTLC. The concentration of Aroclor 1260 detected in the stockpile soil sample SP1 did exceed the CHHSL for PCBs in residential soil of 0.089 mg/kg. Because the soil sample collected from



stockpile SP1 had a concentration of Aroclor 1260 that exceeded the CHHSL for PCBs in residential soils, Rincon recommended that this soil stockpile should be removed from the Orange Grove Park site and disposed offsite at an accepting disposal facility and shallow soil samples should be collected from the soil beneath stockpile SP1 to determine if concentrations of Aroclor 1260 are present in the soil on which the stockpile was located.

On November 23, 2010 a Rincon representative visited the site to measure the SP1 stockpile for disposal estimates. Rincon observed the stockpile area known as SP1 was no longer present and the remainder of the site had been cleared of weeds and brush. Based on conversations with the LACDC and the school district, the stockpile was not disposed and was likely pushed over during weed removal activities after the Phase II sampling on October 7, 2010 and prior to Rincon's return to the site on November 23, 2010. Therefore, to evaluate the elevated PCB concentration detected in SP1, Rincon was asked by the LACDC to perform additional sampling activities in the vicinity of the former SP1 to evaluate the potential PCB concentrations in the soil.

On January 4, 2011, a shovel and hand auger were utilized to advance 4 additional soil borings (B11 through B14) in the vicinity of the former SP1 at the locations depicted on Figure 2. The four borings were advanced to 1-foot below grade. All 8 soil samples were analyzed for PCBs by EPA Method 8082. Two of the 8 soil samples had detectable concentrations of a PCB known as Aroclor 1260. No other PCB concentrations were detected. A concentration of 0.083 mg/kg of the PCB Aroclor 1260 was detected in the surface sample collected from B12 and an Aroclor concentration of 0.079 mg/kg was detected in the surface sample collected from B13. These concentrations of Aroclor 1260 were compared to its SLs, CHHSLs, and TTLC. The concentration of Aroclor 1260 detected in the two supplemental soil samples did not exceed the SLs for residential or commercial/industrial soils, CHHSL for residential or commercial/industrial soils, or its TTLC.

Based on the results of the supplemental soil sampling conducted in the vicinity of former soil stockpile SP1, further assessment of soil at the site for PCBs does not appear to be warranted.

INTRODUCTION

This report presents the results of the Supplemental Phase II ESA conducted at the property identified as Orange Grove Park located on the western portion of the Orange Grove Middle School property located at 14505 Orange Grove Avenue in Hacienda Heights, California (Figure 1, Vicinity Map). The subject site is an approximately 5-acre property located north and northeast of the intersection of Orange Grove Avenue and Beech Hill Avenue and west of the developed portion of Orange Grove Middle School.

The following sections provide an overview of the project history; describe the purpose and scope of the project, the physical setting, and sampling and analytical methodologies; provide the results of the sampling and analytical program; and provide conclusions and recommendations.



PROJECT HISTORY

Rincon conducted a Phase I Environmental Assessment (Phase I ESA) for the subject property and reported the findings in a report dated August 11, 2009. Based on the preliminary findings of the Phase I ESA conducted for the site, the following suspect environmental conditions were identified:

- The historic agricultural use of the site (orchards).
- The presence of onsite soil piles.
- The presence of a waste disposal landfill adjacent to the west of the site.
- The former presence of oil wells, oil tanks and an oil sump on the adjacent property west and southwest of the site.

The Phase I ESA also indicated the following:

- Although it is possible that pesticides (if any) would have diminished over time, there is no way to know for sure if pesticides are currently present in the soils beneath the site unless sampling and analysis of onsite soils is conducted. As a precaution, soil sampling of shallow soil throughout the site may be warranted.
- In addition, soil sampling of the onsite soil piles may be warranted if past uses of the sites from which the soil piles were generated indicate the potential presence of hazardous chemicals or contaminants in the soil at these other sites.
- Files for the adjacent landfill site should be reviewed to determine if assessment of soil and/or groundwater has been conducted on the portion of the landfill site located adjacent to the subject property. Depending on the findings of the file review, soil gas sampling on the site along the western property line may be warranted.
- During grading of the subject property, the subcontractor should be made aware of the possibility of encountering oil-impacted soil beneath the site. If oil-impacted soil is encountered, an environmental consultant should be contacted to assist in the appropriate handling and removal of oil-impacted material.

To determine if contaminants were present in the soil at the site based on the former agricultural use of the site and the presence of onsite soil stockpiles, a Phase II Environmental Site Assessment (Phase II ESA) was conducted at the property on October 7, 2010 and reported the findings in a report dated November 22, 2010. A hand auger was used to advance ten soil borings (B1 through B10) at various locations on the site. The borings were advanced to depths of two feet below grade. Soil samples were collected from the borings at 0.5 and 2.0 feet below grade. A total of 20 soil samples were collected from the borings. Initially the ten 0.5-foot deep soil samples were analyzed for organochlorine pesticides by EPA Method 8081 and arsenic by EPA Method 6010. The two-foot deep soil samples were held pending results of the shallow surface soil samples.



In addition, on October 7, 2010, a shovel was used to collect soil samples from the onsite stockpiles. The stockpile soil samples (SP1, SP2, SP3 and SP4) were analyzed for the following: organochlorine pesticides by EPA Method 8081A, total petroleum hydrocarbons (TPH) by EPA Method 8015B, volatile organic compounds (VOCs) by EPA Method 8260B and total metals by EPA Method 6010B/7471A.

Soil Borings (Former Agricultural Use of the Site): Low concentrations of the pesticide DDE (ranging from 6 to 40 micrograms per kilogram [$\mu\text{g/kg}$]) were detected in the 0.5-foot deep soil samples collected from soil borings B5, B9 and B10. In addition, a low concentration of DDT (10 $\mu\text{g/kg}$) was detected in the 0.5-foot deep soil sample collected from soil boring B5. Arsenic was detected in all 10 of the 0.5-foot deep soil samples (concentrations ranging from 5.6 to 10.2 milligrams per kilogram [mg/kg]).

Stockpile Soil Samples: The stockpile soil samples did not have any detectable concentrations of VOCs. Heavy oil range TPH (C_{22} to C_{36}) was detected in the four stockpile soil samples (ranging from 14 to 122 mg/kg). The PCB Aroclor 1260 (0.14 mg/kg) and the pesticides DDE (11 $\mu\text{g/kg}$), DDT (14 $\mu\text{g/kg}$) and chlordane (270 $\mu\text{g/kg}$) were detected in the stockpile soil sample SP1. Varying concentrations of metals were detected in the soil samples analyzed for metals.

The detected concentrations of pesticides, PCBs, and metals were compared to the following screening levels or thresholds: USEPA Regional Screening Levels (SLs) California Human Health Screening Levels (CHHSLs), or Total Threshold Limit Concentrations (TTLC). The detected concentrations of TPH were compared to soil screening levels established by the Los Angeles Regional Water Quality Control Board (RWQCB).

Pesticides: None of the levels of pesticides detected during the current assessment exceed their respective SLs or CHHSLs for residential or commercial/industrial soils. In addition, none of the levels of pesticides detected during the current assessment exceed their respective TTLCs.

TPH: The concentrations of heavy oil range TPH (C_{23} to C_{32}) detected in the four stockpile samples (ranging from 14 to 122 mg/kg) are well below the Los Angeles RWQCB screening level of 1,000 mg/kg .

VOCs: VOCs were not detected in the soil samples collected and analyzed for VOCs.

Metals: The metal concentrations were compared to SLs, CHHSLs and TTLCs. None of the detected metal concentrations exceed their respective TTLCs. None of the detected levels of metals exceeded their respective SLs or CHHSLs in residential or commercial/industrial soils, with the exception of arsenic. For arsenic, normal background concentrations found in California soils are typically above the SLs and CHHSLs for both residential and commercial/industrial settings. Background concentrations of arsenic found in California soils (non-contaminated sites) range from 0.6 to 11.0 milligrams to kilogram (mg/kg) and the arithmetic mean for arsenic in California soils (non-contaminated sites) is 3.5 mg/kg . The SLs for residential and industrial settings for arsenic are 0.39 and 1.6 mg/kg , respectively. The CHHSLs for residential and industrial settings for arsenic are 0.07 and 0.24 mg/kg , respectively. The USEPA states that generally they do not require cleanup below natural background levels. In light of this fact and in

our experience, regulatory agencies typically consider the use of local or regional background concentrations as the threshold concentration. The detected concentrations of arsenic in soil samples collected from the site (5.6 to 10.2 mg/kg) fall within the range of normal background concentrations of arsenic found in California soils (0.6 to 11.0 mg/kg).

PCBs: A concentration of 0.14 mg/kg of the PCB Aroclor 1260 was detected in the stockpile soil sample SP1. The concentration of Aroclor 1260 was compared to its SLs, CHHSLs and TTLCs. The concentration of Aroclor 1260 detected in the stockpile soil sample SP1 did not exceed its SLs for residential or commercial/industrial soils, CHHSL for commercial/industrial soils or its TTLC. The concentration of Aroclor 1260 detected in the stockpile soil sample SP1 did exceed the CHHSL for PCBs in residential soil of 0.089 mg/kg. Because the soil sample collected from stockpile SP1 had a concentration of Aroclor 1260 that exceeds the CHHSL for PCBs in residential soils, this soil stockpile should be removed from the Orange Grove Park site and disposed offsite at an accepting disposal facility.

Soil Borings (Former Agricultural Use of the Site): Based on the results of soil samples collected from onsite soil borings, further assessment of soil beneath the site for pesticides and arsenic does not appear to be warranted.

Stockpile Soil Samples: Because the soil sample collected from stockpile SP1 had a concentration of Aroclor 1260 that exceeds the CHHSL of Aroclor 1260 in residential soils, this soil stockpile should be removed from the Orange Grove Park site and disposed offsite at an accepting disposal facility. Following removal of the stockpile, shallow soil samples should be collected from the soil beneath stockpile SP1 to determine if concentrations of Aroclor 1260 are present in the soil on which the stockpile is located.

On November 23, 2010 a Rincon representative visited the site to measure the SP1 stockpile for disposal estimates. Rincon observed the stockpile area known as SP1 was no longer present and the remainder of the site had been cleared of weeds and brush. Based on conversations with the LACDC and the school district, the stockpile was not disposed and was likely pushed over during weed removal activities after the Phase II sampling on October 7, 2010 and prior to Rincon's return to the site on November 23, 2010.

Therefore, to evaluate the elevated PCB concentration detected in SP1, Rincon was asked by the LACDC to perform additional sampling activities in the vicinity of the former SP1 to evaluate the potential PCB concentrations in the soil. The following scope of work has been prepared.

PURPOSE AND SCOPE OF WORK

The purpose of the Supplemental Phase II ESA was to evaluate the potential PCB concentrations in the remaining soil at the site in the vicinity of the former SP1 stockpile area. Surface and shallow soil samples were collected to determine if PCBs are present at actionable concentrations in the remaining soil at the site.



Our scope of work included the following:

- **Former Stockpile SP1 Soil Sampling-** Using a shovel and hand auger, advance 4 additional soil borings (B11 through B14) in the vicinity of the former SP1 to a maximum depth of 1-foot below grade. Collect soil samples at the surface and at 1-foot below grade.
- **Laboratory Analyses-** Analyze all 8 samples collected from the 4 soil borings for PCBs by EPA Method 8082 at a State-Accredited Laboratory.
- **Reporting-** After receiving the analytical results from the laboratory, we will compare the concentrations of PCBs in the soil samples to their California Human Health Screening Levels (CHHSLs). Following completion of the sampling program, we will prepare this report that presents the findings of the assessment.

GEOLOGIC AND HYDROGEOLOGIC SETTING

Topography

The current USGS topographic map (Baldwin Park Quadrangle, 1966, photorevised 1981) indicates that the site is situated at an elevation of about 500 feet above mean sea level with relatively flat topography. The adjacent property to the west is depicted with a stream at the base the Puente Hills which rise up to 700 feet above mean sea level (west of the site). The southern and northern properties are depicted at elevations of about 500 feet above mean sea level with topography gradually sloping to the northeast. Orange Grove Middle School is depicted east of the site at elevations of 490 to 500 feet above mean sea level, sloping to the northeast. The Pomona Freeway (Highway 60) is depicted about 0.75 miles to the north and northeast of the site.

Geology and Hydrogeology

Los Angeles County is within the Peninsular and Transverse Ranges Geologic Province of California. These provinces are characterized by northwest trending mountains and faults (Peninsular Range), and east-west trending mountains and folds (Transverse Range). Rocks within the Peninsular Range Province were emplaced during Cretaceous orogenic events and uplifted into the present mountain ranges during the late Tertiary and Quaternary. Igneous, volcanic, metamorphic, and sedimentary rocks are all found within the Peninsular Ranges. The area is seismically active, with several known active faults crossing the Province. Rocks within the Transverse Range include Precambrian metamorphic and igneous rocks that comprise the core of the San Gabriel and Santa Monica Mountains. Miocene aged marine sediments of the Pico, Monterey, Repetto, and other formations overlie these rocks.

Site Geology

The site is located in the San Gabriel Valley of Los Angeles County, California. The San Gabriel Valley is bounded to the north by the San Gabriel Mountains, to the east by the San Jose Hills, to



the west by the Verdugo Mountains and San Rafael Hills, and to the south by the Puente Hills, Montebello Hills, and Repetto Hills. The Rio Hondo and San Gabriel River are the main drainages of the San Gabriel Valley. These drainages flow towards the south-southwest down to the Los Angeles Coastal Plain. San Jose Creek is located about one mile north and northeast of the site.

The Geologic Map of the El Monte and Baldwin Park Quadrangles (Dibblee, 1999) indicates that the site is underlain by Quaternary age older dissected surficial sediments consisting of slightly elevated and locally dissected alluvial gravel and sand at the base of hill areas. The Handorf Fault is depicted west of the site (along the western property line). According to the State of California Division of Mines and Geology, Index Map of Earthquake Fault Zones Affecting Los Angeles County, the site is not located with an Alquist-Priolo Earthquake Fault Zone.

Regional Groundwater Occurrence and Quality

The site is located within the San Gabriel Valley Groundwater Basin. The San Gabriel Valley Groundwater Basin is bounded on the north by the Raymond fault and the contact between Quaternary sediments and consolidated basement rocks of the San Gabriel Mountains. Exposed consolidated rocks of the Repetto, Merced, and Puente Hills bound the basin on the south and west, and the Chino fault and the San Jose fault form the eastern boundary. The Rio Hondo and San Gabriel drainages have their headwaters in the San Gabriel Mountains, then surface water flows southwest across the San Gabriel Valley and exit through the Whittier Narrows, a gap between the Merced and Puente Hills. The water-bearing materials of this basin are dominated by unconsolidated to semi-consolidated alluvium deposited by streams flowing out of the San Gabriel Mountains. Groundwater levels generally follow topographic slope, with groundwater flow from the edges of the basin toward the center of the basin, then southwestward to exit through the Whittier Narrows. Based on a County of Los Angeles Department of Public Works Groundwater Contour Map for the Santa Gabriel Valley, Fall 1997, groundwater elevation in the vicinity of the site is approximated at 250 feet above mean sea level. Based on the elevation of the site (500 feet above mean sea level), the corresponding depth to groundwater would be 250 feet below ground surface. The 1997 map indicates that groundwater in the area flows to the northwest towards the San Jose Creek.

Rincon searched the GeoTracker database, managed by the California State Water Resources Control Board, for information pertaining to estimated groundwater depth in the site vicinity. According to groundwater contour maps provided on the GeoTracker database, the depth to water beneath the property located at 15156 East Gale Avenue (ARCO service station located approximately one mile to the northeast of the site) has been reported at approximately 35 to 40 feet below grade and groundwater flow has been determined to be to the northwest towards San Jose Creek. Based on the topography of the site and surrounding areas and the groundwater contour maps reviewed, the groundwater flow beneath the site is anticipated to flow in a northwesterly direction towards San Jose Creek.

According to the Water Quality Monitoring Reports for the Puente Hills Landfill reviewed on GeoTracker, during 3rd and 4th Quarters 2009, groundwater was encountered in the Eastern Canyon Barrier 4 groundwater monitoring wells (located 1,500 feet northwest of the subject



property) between about 25 and 45 feet below grade and in the Eastern Canyon Barrier 5 groundwater monitoring wells (located about 1,500 feet west-northwest of the subject property) between about 15 and 35 feet below grade. This was consistent with previous monitoring events. Groundwater flow direction in the vicinity of the Eastern Canyon flows to the east (mimicking surface topography), moving through bedrock units from the elevated ridges toward the axes of the canyons.

METHODOLOGY

FORMER STOCKPILE SP1 SUPPLEMENTAL BORINGS

On January 4, 2011, a shovel and hand auger were utilized to advance 4 additional soil borings (B11 through B14) in the vicinity of the former SP1 at the locations depicted on Figure 2. The four borings were advanced to 1-foot below grade. All sampling was performed under the oversight of a California Professional Geologist.

The surface soil samples collected from the soil boring locations were obtained using a shovel and four-ounce glass jars. The shovel was used to excavate soil from the surface of the boring location. A soil sample was then collected by scooping out soil from the exposed hole and placing the soil sample in the four-ounce glass jar. The glass jar was capped, labeled, and placed into a chilled cooler. Following collection of the surface soil sample, a 3-inch diameter stainless steel hand auger was utilized to advance the boring to 1-foot below grade. At the sampling depth, the hand auger was removed from the borehole and a sample was collected from the auger and placed in a four-ounce glass jar. The glass jar was capped, labeled, and placed into a chilled cooler. Following each boring, the shovel, and hand auger were triple rinsed for decontamination purposes. Each boring was backfilled with soil cuttings generated during sampling.

LABORATORY ANALYSIS

The soil samples were transported to Associated Laboratories of Orange, California under chain-of-custody documentation. All 8 samples were analyzed for PCBs by EPA Method 8082.

RESULTS

FORMER STOCKPILE SP1 SOIL SAMPLING

No soil discoloration or odors were noted in the soil samples collected from the site. The soils encountered during the current assessment were comprised primarily of silty sands with organic matter. Groundwater was not encountered in any of the borings. Summaries of the analytical results are included in Table 1. A copy of the laboratory analytical report is included in Appendix 1.

Former Stockpile SP1 Supplemental Borings

Two of the 8 soil samples had detectable concentrations of a PCB known as Aroclor 1260 ranging from 0.079 mg/kg to 0.083 mg/kg. No other PCB concentrations were detected.



DISCUSSION

The detected concentrations of the PCB Aroclor 1260 were compared to the following screening levels or thresholds:

California Human Health Screening Levels (CHHSLs): The California Environmental Protection Agency (Cal/EPA) developed CHHSLs for 54 hazardous chemicals in soil, soil gas, and indoor air (residential land uses and commercial/industrial land uses). The CHHSLs were developed by the Office of Environmental Health Hazard Assessment (OEHHA) on behalf of the CAL/EPA. The use of the CHHSL document is not intended to establish policy or regulation. Rather, the CHHSL document is a guidance document. The presence of a chemical at concentrations in excess of a CHHSL does not indicate that adverse impacts to human health are occurring or will occur but suggests that further evaluation of potential human health concerns may be warranted.

Regional Screening Levels (SLs): The United States Department of Energy (DOE) under an interagency agreement with the Environmental Protection Agency (EPA) developed the SLs for contaminants in soil for residential and commercial/industrial properties. SLs are used when a site is initially investigated to determine if contamination is present to warrant further investigation, and can be used to determine remediation goals.

Total Threshold Limit Concentrations (TTLC): TTLCs are standards set by the California Code of Regulations (CCR), Title 22, Chapter 11. TTLCs represent the total concentration of a constituent that may be present before a waste is classified as a California hazardous waste.

SUPPLEMENTAL SOIL BORINGS (FORMER STOCKPILE SP1 AREA OF THE SITE)

PCBs in Former SP1 Stockpile Soil Samples

Four supplemental borings were advanced in the area of the former stockpile SP1 and 8 soil samples were collected and analyzed for PCBs. As shown in Table 1, a concentration of 0.083 mg/kg of the PCB Aroclor 1260 was detected in the surface sample collected from B12 and an Aroclor concentration of 0.079 mg/kg was detected in the surface sample collected from B13.

These concentrations of Aroclor 1260 were compared to its SLs, CHHSLs, and TTLC. The concentration of Aroclor 1260 detected in the two supplemental soil samples did not exceed the SLs for residential or commercial/industrial soils, CHHSL for residential or commercial/industrial soils, or its TTLC.

CONCLUSIONS AND RECOMMENDATIONS

During the initial October 7, 2010 sampling event, a concentration of 0.14 mg/kg of the PCB Aroclor 1260 was detected in the stockpile soil sample SP1. The concentration of Aroclor 1260 was compared to its SLs, CHHSLs, and TTLC. The concentration of Aroclor 1260 detected in



the stockpile soil sample SP1 did not exceed its SLs for residential or commercial/industrial soils, CHHSL for commercial/industrial soils or its TTLC. The concentration of Aroclor 1260 detected in the stockpile soil sample SP1 did exceed the CHHSL for PCBs in residential soil of 0.089 mg/kg. Because the original soil sample collected from stockpile SP1 had a concentration of Aroclor 1260 that exceeded the CHHSL for PCBs in residential soils, this soil stockpile was recommended for removal and proper offsite disposal at an appropriate facility. Prior to removal these stockpiles were observed to have been pushed over during weed clearing activities at the site. Four supplemental borings were advanced in the area of the former stockpile SP1 and 8 soil samples were collected and analyzed for PCBs. Two of the eight samples had detected Aroclor 1260 PCB concentrations of 0.083 mg/kg and 0.079 mg/kg. Both of these detected concentrations are below the residential CHHSL of 0.089 mg/kg.

Based on the results of the supplemental soil sampling conducted in the vicinity of former soil stockpile SP1, further assessment of soil at the site for PCBs does not appear to be warranted.

REFERENCES

The following published reference materials were used in preparation of this Phase II ESA:

Bradford, G.R., Chang, A.C., Page, A.L., Bakhtar, D., Frampton, J.A., and Wright, H., *Background Concentrations of Trace and Major Elements in California Soils*, March 1996.

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California Geological Survey, *California Geomorphic Provinces Note 36*, December 2002.

California Environmental Protection Agency (Cal/EPA), *Use of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties*, January 2005.

California Regional Water Quality Control Board (RWQCB) – Los Angeles Region, *Interim Site Assessment and Cleanup Guidebook, Los Angeles and Ventura Counties, Region 4*, May, 1996.

Dibblee, Thomas, W. Jr., *Geologic Map of the El Monte and Baldwin Park Quadrangles*, 1999.

Rincon Consultants, Inc., *Phase I ESA, Orange Grove Park, Western portion of 14505 Orange Grove Avenue, Hacienda Heights, California*, September 9, 2010.

Rincon Consultants, Inc., *Phase II ESA, Orange Grove Park, Hacienda Heights, California*, November 22, 2010.

State Water Resources Control Board (SWRCB) and Regional Water Quality Control Board (RWQCB) online database (GeoTracker).

United States Department of Agriculture (USDA), National Resources Conservation Service (NRCS), *Web Soil Survey (WSS)*: <http://websoilsurvey.nrcs.usda.gov/app/>.



United States Environmental Protection Agency (USEPA), *Regional Screening Levels for Chemical Contaminants at Superfund Sites*, July 7, 2008.

United States Geologic Survey (USGS), *Topographic Map of the Baldwin Park Quadrangle*, 1966, photorevised 1981.

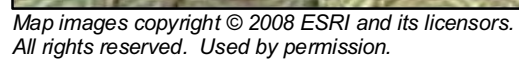
LIMITATIONS

This report has been prepared for and is intended for the exclusive use of the Los Angeles County Community Development Commission. The contents of this report should not be relied upon by any other party without the written consent of Rincon Consultants, Inc.

Our conclusions regarding the site are based on the results of a limited subsurface sampling program. The results of this evaluation are qualified by the fact that only limited sampling and analytical testing was conducted during this assessment.

This scope was not intended to completely establish the quantities and distribution of contaminants present at the site or to determine the cost to remediate the site. The concentrations of contaminants measured at any given location may not be representative of conditions at other locations. Further, conditions may change at any particular location as a function of time in response to natural conditions, chemical reactions and other events. Conclusions regarding the condition of the site do not represent a warranty that all areas within the site are similar to those sampled.





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Figure 1



Site Map

Figure 2

**Table 1 - Supplemental Soil Analytical Results- PCBs
Orange Grove Park, Hacienda Heights, California**

Boring Number	Depth in Feet	PCBs	
		Aroclor -1260 (mg/kg)	Other PCBs (mg/kg)
Former SP1 Area			
B11	Surface	ND <0.03	ND (Varies)
	1	ND <0.03	ND (Varies)
B12	Surface	0.083	ND (Varies)
	1	ND <0.03	ND (Varies)
B13	Surface	0.079	ND (Varies)
	1	ND <0.03	ND (Varies)
B14	Surface	ND <0.03	ND (Varies)
	1	ND <0.03	ND (Varies)
CHHSL-residential		0.089	0.089
SL-residential		0.22	varies
CHHSL - C/I		0.30	0.30
SL-C/I		0.74	varies
TTLC		50	50
STLC		5	5

Supplemental soil samples collected on January 4, 2011.

mg/kg = milligrams per kilogram

PCBs = polychlorinated biphenyls

ND = not detected at or above the laboratory reporting limits

CHHSL = California Human Health Screening Levels

SL = Regional Screening Levels for Chemical Contaminants at Superfund Sites, July 7, 2008

TTLC = Total Threshold Limit Concentration

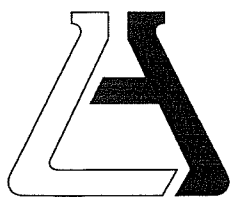
STLC = Soluble Threshold Limit Concentration (in milligrams or micrograms per liter [mg/l or µg/l])

Soil samples analyzed by Associated Laboratories, Inc.

Analysis: PCBs by EPA Method 8082.

Appendix 1

Laboratory Analytical Report

**ASSOCIATED LABORATORIES**

806 North Batavia - Orange, California 92868 - 714/771-6900

FAX 714/538-1209

CLIENT Rincon Consultants, Inc.

(9746)

LAB REQUEST 267944

ATTN: Greg Stull

5355 Avenida Encinas

REPORTED 01/10/2011

Suite 103

Carlsbad, CA 92008

RECEIVED 01/05/2011

PROJECT #10-29411

Orange Grove Park

SUBMITTER Client

COMMENTS

This laboratory request covers the following listed samples which were analyzed for the parameters indicated on the attached Analytical Result Report. All analyses were conducted using the appropriate methods as indicated on the report. This cover letter is an integral part of the final report.

Order No.**Client Sample Identification**

1137074

B11-Surface

1137075

B11-1'

1137076

B12-Surface

1137077

B12-1'

1137078

B13-Surface

1137079

B13-1'

1137080

B14-Surface

1137081

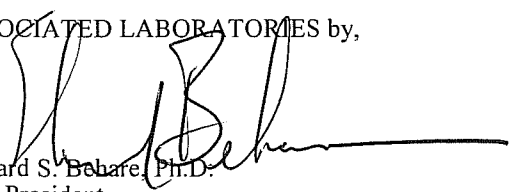
B14-1'

1137082

Laboratory Method Blank

Thank you for the opportunity to be of service to your company. Please feel free to call if there are any questions regarding this report or if we can be of further service.

ASSOCIATED LABORATORIES by,


Edward S. Behar, Ph.D.
Vice President

NOTE: Unless notified in writing, all samples will be discarded by appropriate disposal protocol 30 days from date reported.

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TESTING & CONSULTING
Chemical
Microbiological
Environmental

Order #: 1137074**Client:** Rincon Consultants, Inc.**Matrix:** SOLID**Client Sample ID:** B11-Surface**Date Sampled:** 01/04/2011**Time Sampled:****Sampled By:****Analyte****Result****DF****DLR****Units****Date/Analyst****8082 - Polychlorinated Biphenyls (PCBs) by GC**

PCB-1016	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1221	ND	1	0.06	mg/Kg	01/07/11	GH
PCB-1232	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1242	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1248	ND	1	0.08	mg/Kg	01/07/11	GH
PCB-1254	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1260	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1262	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1268	ND	1	0.03	mg/Kg	01/07/11	GH

Surrogates**Units****Control Limits**

DCB(Sur)	101			%	50 - 135	
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DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1137075

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: B11-1'

Date Sampled: 01/04/2011

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
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8082 - Polychlorinated Biphenyls (PCBs) by GC

PCB-1016	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1221	ND	1	0.06	mg/Kg	01/07/11	GH
PCB-1232	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1242	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1248	ND	1	0.08	mg/Kg	01/07/11	GH
PCB-1254	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1260	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1262	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1268	ND	1	0.03	mg/Kg	01/07/11	GH

Surrogates

				Units	Control Limits
DCB(Sur)	100			%	50 - 135

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1137076**Client:** Rincon Consultants, Inc.**Matrix:** SOLID**Client Sample ID:** B12-Surface**Date Sampled:** 01/04/2011**Time Sampled:****Sampled By:**

Analyte	Result	DF	DLR	Units	Date/Analyst
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8082 - Polychlorinated Biphenyls (PCBs) by GC

PCB-1016	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1221	ND	1	0.06	mg/Kg	01/07/11	GH
PCB-1232	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1242	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1248	ND	1	0.08	mg/Kg	01/07/11	GH
PCB-1254	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1260	0.083	1	0.03	mg/Kg	01/07/11	GH
PCB-1262	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1268	ND	1	0.03	mg/Kg	01/07/11	GH

Surrogates

				Units	Control Limits
DCB(Sur)	106			%	50 - 135

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1137077**Client:** Rincon Consultants, Inc.**Matrix:** SOLID**Client Sample ID:** B12-1'**Date Sampled:** 01/04/2011**Time Sampled:****Sampled By:**

Analyte	Result	DF	DLR	Units	Date/Analyst
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8082 - Polychlorinated Biphenyls (PCBs) by GC

PCB-1016	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1221	ND	1	0.06	mg/Kg	01/07/11	GH
PCB-1232	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1242	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1248	ND	1	0.08	mg/Kg	01/07/11	GH
PCB-1254	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1260	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1262	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1268	ND	1	0.03	mg/Kg	01/07/11	GH

Surrogates

				Units	Control Limits
DCB(Sur)	94			%	50 - 135

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1137078

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: B13-Surface

Date Sampled: 01/04/2011

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
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8082 - Polychlorinated Biphenyls (PCBs) by GC

PCB-1016	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1221	ND	1	0.06	mg/Kg	01/07/11	GH
PCB-1232	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1242	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1248	ND	1	0.08	mg/Kg	01/07/11	GH
PCB-1254	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1260	0.079	1	0.03	mg/Kg	01/07/11	GH
PCB-1262	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1268	ND	1	0.03	mg/Kg	01/07/11	GH

Surrogates

				Units	Control Limits
DCB(Sur)	101			%	50 - 135

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1137079**Client:** Rincon Consultants, Inc.**Matrix:** SOLID**Client Sample ID:** B13-1'**Date Sampled:** 01/04/2011**Time Sampled:****Sampled By:**

Analyte	Result	DF	DLR	Units	Date/Analyst
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8082 - Polychlorinated Biphenyls (PCBs) by GC

PCB-1016	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1221	ND	1	0.06	mg/Kg	01/07/11	GH
PCB-1232	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1242	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1248	ND	1	0.08	mg/Kg	01/07/11	GH
PCB-1254	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1260	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1262	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1268	ND	1	0.03	mg/Kg	01/07/11	GH

Surrogates

				Units	Control Limits
DCB(Sur)	104			%	50 - 135

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1137080**Client:** Rincon Consultants, Inc.**Matrix:** SOLID**Client Sample ID:** B14-Surface**Date Sampled:** 01/04/2011**Time Sampled:****Sampled By:**

Analyte	Result	DF	DLR	Units	Date/Analyst
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8082 - Polychlorinated Biphenyls (PCBs) by GC

PCB-1016	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1221	ND	1	0.06	mg/Kg	01/07/11	GH
PCB-1232	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1242	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1248	ND	1	0.08	mg/Kg	01/07/11	GH
PCB-1254	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1260	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1262	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1268	ND	1	0.03	mg/Kg	01/07/11	GH

Surrogates

				Units	Control Limits
DCB(Sur)	108			%	50 - 135

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1137081

Client: Rincon Consultants, Inc.

Matrix: SOLID

Client Sample ID: B14-1'

Date Sampled: 01/04/2011

Time Sampled:

Sampled By:

Analyte	Result	DF	DLR	Units	Date/Analyst
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8082 - Polychlorinated Biphenyls (PCBs) by GC

PCB-1016	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1221	ND	1	0.06	mg/Kg	01/07/11	GH
PCB-1232	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1242	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1248	ND	1	0.08	mg/Kg	01/07/11	GH
PCB-1254	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1260	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1262	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1268	ND	1	0.03	mg/Kg	01/07/11	GH

Surrogates

				Units	Control Limits
DCB(Sur)	101			%	50 - 135

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Order #: 1137082**Client:** Rincon Consultants, Inc.**Matrix:** SOLID**Client Sample ID:** Laboratory Method Blank**Date Sampled:****Time Sampled:****Sampled By:**

Analyte	Result	DF	DLR	Units	Date/Analyst
---------	--------	----	-----	-------	--------------

8082 - Polychlorinated Biphenyls (PCBs) by GC

PCB-1016	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1221	ND	1	0.06	mg/Kg	01/07/11	GH
PCB-1232	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1242	ND	1	0.05	mg/Kg	01/07/11	GH
PCB-1248	ND	1	0.08	mg/Kg	01/07/11	GH
PCB-1254	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1260	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1262	ND	1	0.03	mg/Kg	01/07/11	GH
PCB-1268	ND	1	0.03	mg/Kg	01/07/11	GH

Surrogates

				Units	Control Limits
DCB(Sur)	113			%	50 - 135

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit, DF = Dilution Factor

ASSOCIATED LABORATORIES

Analytical Results Report



Chain of Custody Record

ASSOCIATED LABORATORIES

806 North Batavia ■ Orange, CA 92868

Phone: (714) 771-6900 ■ Fax: (714) 538-1209



Company RINCOL CONSULTANTS	Phone 760-918-9444
Project Manager GREG STULL	Fax 760-918-9449
Project Name ORANGE GROVE PARK	Project # 10-29411
Site Name and Address 14505 ORANGE GROVE AVENUE, HACIENDA HEIGHTS, CA	

A.L. Job No. **267944**

Page **1** of **1**

Sample ID	Lab ID	Date	Time	Matrix	Container Number/Size	Pres.	Analysis Requested	Test Instructions & Comments
1 B11-SURFACE		1-4-11		S	1 GLASS 402 JAR	ICE	PCES-8082	
2 B11-1'							X	
3 B12-SURFACE							X	
4 B12-1'							X	
5 B13-SURFACE							X	
6 B13-1'							X	
7 B14-SURFACE							X	
8 B14-1'							X	
9								
10								
11								
12								
13								
14								
15								

Sample Receipt - To Be Filled By Laboratory				Relinquished by 1.		Relinquished by 2.		Relinquished by 3.	
Total Number of Containers		Properly Cooled Y/N/NA		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Signature:	
Custody Seals Y/N/NA		Samples Intact Y/N/NA		Printed Name: GREG STULL		Printed Name: <i>[Signature]</i>		Printed Name:	
Received in Good Condition Y/N		Samples Accepted Y/N		Date: 1-4-11 Time:		Date: 1/5/11 Time: 3:00		Date: Time:	
Turn Around Time				Received By: 1.		Received By: 2.		Received By: 3.	
<input checked="" type="checkbox"/> Normal <input type="checkbox"/> Rush <input type="checkbox"/> Same Day <input type="checkbox"/> 48 hrs. <input checked="" type="checkbox"/> 72 hrs.				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Signature:	
				Printed Name: <i>[Signature]</i>		Printed Name: <i>[Signature]</i>		Printed Name:	
				Date: 1/5/11 Time: 11:00		Date: 1/5/11 Time: 15:03		Date: Time:	

Orange Grove Park
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Historic, Cultural, and Archaeological Resources							
In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. A Gabrielino representative should monitor any excavation associated with Native American materials.	Field verification during construction	Throughout construction	Periodically during construction	CDC			
Human Remains							
If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.	Field verification during construction	Throughout construction	Periodically during construction	CDC			
Water Supply							
Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design: • To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice. • Onsite restrooms shall be fitted with water conserving fixtures, including low flow faucets and toilets.	Verification that project design include water conserving features	Prior to construction phase	Once	CDC			

Key: CDC – Los Angeles County Community Development Commission